

Specimen Address, Specimen Town

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

page 6



Flood Risk

High

page 8

Consultant's guidance and recommendations inside.



Farm specific considerations

Identified

page 12



Ground Stability

Identified

page 8



Radon

Passed



Energy

Identified

page 9



Transportation

Identified

page 10



Planning Constraints

Identified

page 11



Planning Applications

3

page 11

Written by: A. Author BSc MSc PIEMA

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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

Overview of findings and recommendations

These relate to additional issues that are mentioned in Section B8 of the Law Society Conveyancing Handbook (25th ed.) associated with agricultural land transactions. The notifications below are limited to on-site issues only. Please see detailed guidance and recommendations later in this section.

 Current rights of way Identified	 Abstraction licences Not identified
 Historical rights of way Identified	 Discharge consents Not identified
 Open access land Not identified	 Timber felling licences Not identified
 Waste licences and exemptions Identified	 Stewardship schemes Identified
 Coal and other mining Identified	 Agricultural land classification Identified
 Natural ground subsidence Not identified	 Nitrate Vulnerable Zone Identified
 Environmental designations Not identified	 Underground gas pipeline Not identified
 Visual / cultural designations Not identified	 Electricity lines and cables Not identified

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend. You can view the fully comprehensive library of information we have searched on **page 42**.



Contaminated Land

No recommendations are considered necessary for the property. However, as the site is an operating farm you may wish to carry out an environmental audit to consider potential liabilities from current fuel and chemical storage, interceptors and discharge points. We can carry out an audit for you and for a quote, please contact Groundsure at projects@groundsure.com. This will include a discount to reflect the data in the report already undertaken for the study area. As a guide, a standard Phase 1 assessment is priced at around £1245 + VAT including disbursements.



Agricultural features

Current rights of way

One or more public rights of way have been identified to cross the property. These rights of way have been identified from extracts of local authority plans and contemporary Ordnance Survey maps, and it advised that the status of any such route is checked against the County Council/Unitary Authority's Definitive Map of the area as this information could have changed since the data was supplied. The relevant authority should also be able to provide advice on any associated obligations for a landowner.

Historical rights of way

A pre-1949 public right of way has been identified on the property. Under Part II of the Countryside and Rights of Way Act 2000, historical footpaths and other rights of way which came into existence before 1949, but have not been recorded on the local authority's definitive map by 1 January 2026, may be extinguished. A number of projects are underway to identify and record these rights of way. Further information and guidance should be obtained from the Rights of Way team at the relevant local authority. Further information may be found at <https://www.gov.uk/guidance/public-rights-of-way-local-authority-responsibilities>.

Waste Exemptions

A waste exemption has been identified at the site. There will be limits as to how much waste can be handled/disposed of at the farm and/or the types of waste produced or stored at the farm. You should contact the Environment Agency in order to determine if the farm is meeting the conditions associated with any current licences or exemptions.

Countryside stewardship schemes

The property has been identified to hold one or more Countryside Stewardship Scheme agreements. Countryside Stewardship offers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Details of the scheme(s) identified are noted as follows, and further details can be obtained from the land owner or Natural England:

- A Countryside Stewardship (Middle Tier) scheme with reference 487699 due to run for 5 years from 01/01/2018 to 31/12/2022.



Environmental stewardship schemes

The property has been identified to hold one or more Environmental Stewardship Scheme agreements. Environmental Stewardship offers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Details of the scheme(s) identified are noted as follows, and further details can be obtained from the land owner or Natural England:

- Scheme Type: Entry Level Stewardship. Reference: AG00506131

Agricultural land classifications

The site contains areas which have been assessed under an Agricultural Land Classification Scheme. The scheme grades land according to its potential to support agriculture, with Grade 1 being the highest quality and Grade 5 being the poorest quality. A full breakdown of all the classifications present on site and their meanings can be found in the Agricultural Features section. See **page 40** for details.

Nitrate Vulnerable Zone

The study site or an area of the study site has been identified to lie within a Nitrate Vulnerable Zone (NVZ). NVZs are designed to help address the problem of diffuse water pollution from nitrates and meet our obligations under the EC Nitrates Directive. Approximately 62% of England and 2% of Wales is currently designated as a Nitrate Vulnerable Zone. Farmers within NVZs must comply with a series of NVZ rules including fertiliser planning, the production of a risk map and compliance with field and farm limits. In addition, to qualify for the Single Payment Scheme or other direct payments a farmer must comply with Statutory Management Requirement (SMR) 4. If a farm comprises at least 80% grassland, then a farmer may be eligible for derogation from the NVZ rules.



Flood Risk

An area of the study site has been assessed to be at risk of flooding. For further details of the flood risk assessment for the site, please see the flooding summary and detailed data section. Specific advice and assessment of practical ways to mitigate flood risk on farmland can be found on the NFU website at <https://www.nfuonline.com/cross-sector/environment/water/flooding/>

Other considerations

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



Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- carry out a visual inspection of the property looking out for cracks and other signs of subsidence
- have a structural survey conducted by a Structural Surveyor to clarify whether or not the property is being affected by any of the risks presented in this report



- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees

Energy

Wind

Existing or proposed wind installations have been identified within 10km. Next steps for consideration:

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

Transportation

HS2

The proposed HS2 line runs through the site. An explanation of the issues associated with HS2 and its impact on farmers and agricultural land can be found in the HS2 Guide for Farmers and Growers

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/521286/HS2_Guide_for_farmers_and_growers.pdf. Further legal advice on this issue should be sought by any concerned landowner or prospective purchaser.

Planning constraints

Designated Ancient Woodland

An area of Ancient Woodland has been identified within or adjacent to the study site. A prudent purchaser may wish to check the practice guide for information on managing Ancient Woodland. Further information on managing Ancient Woodland on or near your land can be found from the Forestry Commission website at

[https://www.forestry.gov.uk/PDF/FCPG201.pdf/\\$FILE/FCPG201.pdf](https://www.forestry.gov.uk/PDF/FCPG201.pdf/$FILE/FCPG201.pdf)

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 2** for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data.

Please see **page 17** for details of the identified issues.

Past Land Use

Low-Moderate

Waste and Landfill

Low

Current and Recent Industrial

Low-Moderate

Current land use

Current farm activities

The site comprises approximately 139ha of mixed arable and pastoral farmland, with sheep grazing noted across the site in recent aerial and street level photography. The fields are bounded by hedging and occasional trees, with a small heavily wooded area immediately north of the main farm buildings and a further 450m strip of woodland along the eastern border. The farmhouse and associated farm buildings are located in the south west of the site. Further south lie two open ended structures, a barn and an area of hardstanding. Recent aerial photography indicates the area around the southernmost structures and barn may be used for equipment and miscellaneous material storage.

Telegraph/electricity poles

None identified.

Topography

The highest point of the site is located in the far west, with the area adjoining the access road noted as approximately 155m AOD, with a slow and consistent gradient down to 125m AOD in the south of the site around the farmhouse, and 125m AOD in the north east. No significant slopes are noted across the site, with the steepest gradient identified being a small area in the north with a 1 in 8 slope.

Crop Map of England

The following types of crop/land cover have been identified within the site boundary between late spring and summer of 2018:

Fallow land, Grass, Heathland and Bracken, Maize, Non-vegetated or sparsely-vegetated Land, Potato, Trees and scrub, short woody plants, hedgerows, Winter Field beans, Winter Oats, Winter Oilseed, Winter Wheat.

This data is taken from the Crop Map of England (CROME) provided by the Rural Payments Agency under Open Government Licence, © Crown copyright 2018.

Surrounding area

North: A large pond and agricultural land

South: Agricultural land and a large residential property

East: Agricultural land

West: Agricultural land and residential/commercial buildings forming Wormleighton village

Historical land use

On-site

A potentially contaminative historical/current and recent land use of minor concern has been identified at the study site. This relates to sheep pen and associated sheep wash c.1949-present.

Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.

Environmental permits and register entries

A Part A(1)/IPPC Authorisation of minor concern has been identified at the site relating to metal processes.

Site setting and overall environmental sensitivity

No superficial geology is noted to lie beneath the property. The bedrock beneath the property comprises Charmouth Mudstone Formation. The bedrock geology is classified as an Unproductive Aquifer, though the farm itself holds a groundwater abstraction license under reference 28/39/14/0253. The abstraction is taken from the Thames groundwater.

Surface water features of note include the streams emanating in the southern portion of the site, the ponds across the site, the adjacent Newfield Pool and moat and the drain along the western boundary.

No Environmentally Designated Sensitive sites have been identified at or in close proximity to the property, and no Scheduled Ancient Woodlands are noted within the property boundary. Residential site users and crops/livestock may also be considered as sensitive receptors under Contaminated Land Regulations. Groundsure considers that the property has a high environmental sensitivity.

Conclusion

The farm does not appear to have any areas with significant contaminative risk associated, though localised areas may have been impacted by the storage of agricultural chemicals and fuels. Additionally, the area around the sheep wash may be impacted by organophosphorus and pyrethroid compounds, though the low permeability bedrock beneath the site is likely to restrict the migration of any contamination present. There do not appear to be any significant areas of infilled land associated with the farmland, though small areas may have been used for refuse disposal, including the small infilled pond in the centre of the site. Groundsure has not identified a potential Contaminant-Pathway-Receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation, and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Groundsure risk assessment methodology contained within this report.

Environmental summary



Flood Risk

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

Please see **page 27** for details of the identified issues.

River and Coastal Flooding
Groundwater Flooding
Surface Water Flooding

Very Low
Negligible
Highly Significant

JBA Floodability
Past Flooding
Flood Storage Areas

Moderate
Not identified
Not identified



Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 29** for details of the identified issues.

Natural Ground Stability
Non-Natural Ground Stability

Low
Identified



Radon

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

Not in a radon affected area



Energy summary



Oil and Gas

No active or planned wells or extraction areas (such as fracking sites) identified near the property.

Oil and Gas Areas
Oil and Gas Wells

Not identified
Not identified



Wind and Solar

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

Please see **page 2** for further advice. Additionally, see **page 31** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Not identified

Existing Solar Farms

Not identified



Energy

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

Power stations

Not identified

Energy Infrastructure

Not identified

Projects

Not identified



Transportation summary



HS2

Results for Phase 1 or Phase 2 of the HS2 project have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Please see **page 2** for further advice. Additionally, see **page 34** for details of the identified issues.

HS2 Route	Identified
HS2 Safeguarding	Identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Assessed
HS2 Visual impact	Identified



Crossrail

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

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



Other Railways

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 summary



Planning Applications

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

0

Large Developments

searched to 750m

3

Small Developments

searched to 500m

Please see **page 36** for details of the proposed developments.

0

House extensions or new builds

searched to 125m

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



Planning constraints

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

Please see **page 38** for details of the identified issues.

Environmental Protected Areas **Identified**

Visual and Cultural Protected Areas **Identified**



Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Mobile phone masts

Not identified



Agricultural features summary



Agricultural Land Classification

Land within the property has been assigned a value under the Agricultural Land Classification Scheme.

Highest Classification
Lowest Classification

Grade 3
Grade 3



Open Access Land

No Open Access Land has been identified at the property. This includes land designated under the Countryside and Rights of Way Act 2000 or previous legislation but does not include ordinary footpaths, which have been assessed separately within this report.

Conclusive Open Country
Dedicated Land
Section 15 Land
Conclusive Registered
Common Land

Not identified
Not identified
Not identified
Not identified



Timber felling licences

No timber felling licences granted by the Forestry Commission have been identified on site. Please note this data is only currently available in England.

Single Tree
Clear Fell (Conditional)
Clear Fell (Unconditional)
Selective fell/thin
(Conditional)
Selective fell/thin
(Unconditional)

Not identified
Not identified
Not identified
Not identified
Not identified



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issue are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1195+VAT, which includes a discount for current reporting.

Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Hedgerows

The Hedgerow Regulations (1997) protect countryside hedgerows. You could get a fine up to £5,000 if you break the rules for removing them, or in serious cases referred to the Crown Court unlimited fines may be applied. The main criteria for a hedgerow being protected are length, location and importance. If you need to remove a hedgerow on your land you should discuss the proposal with the Local Planning Authority first. Further information on the criteria for protection can be found here

<https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>.

Tree Protection Orders

Tree Protection Orders protect specific trees, groups of trees or woodlands in the interests of amenity. It is prohibited to undertake cutting down, topping, lopping, uprooting, root cutting, wilful damage or wilful destruction of protected trees without the Local Planning Authority's written consent. Groundsure recommend that you ascertain what, if any, trees on the property are covered by Tree Protection Orders if any such works are anticipated.

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.

Recent aerial photograph



Capture Date: 29/09/2018

Site Area: 139.61ha

Contaminated Land summary

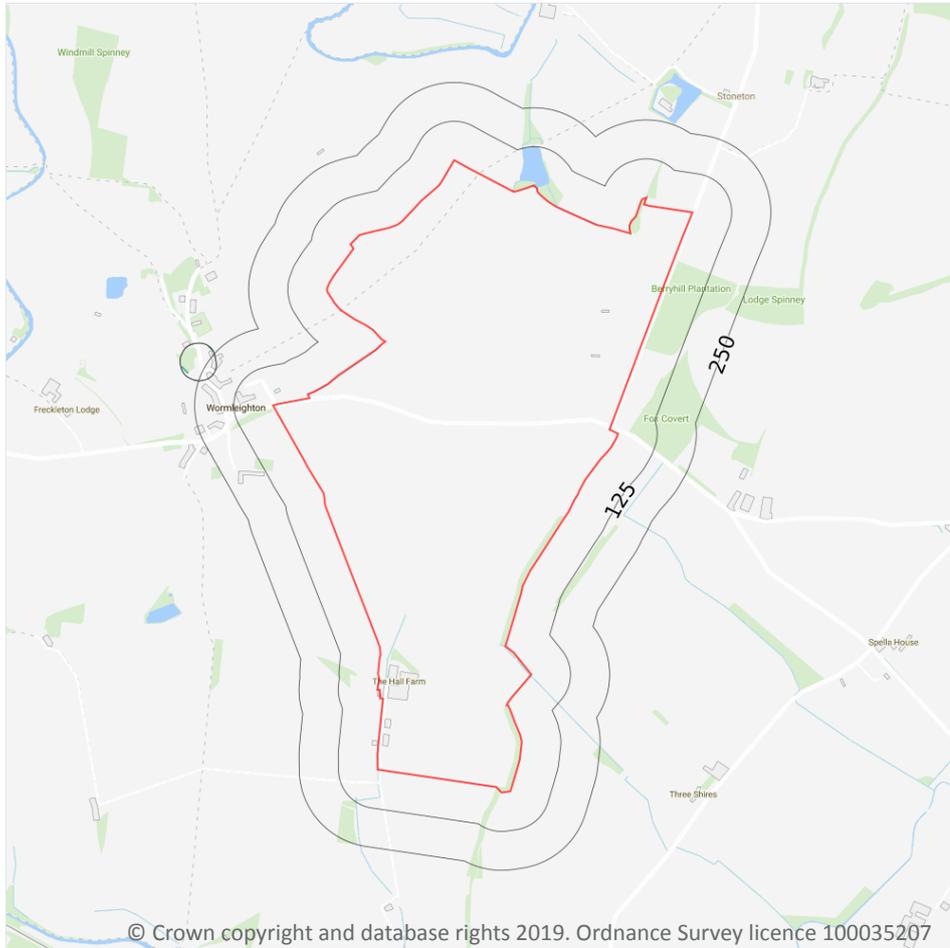


Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	1
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former 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	2	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	1	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



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

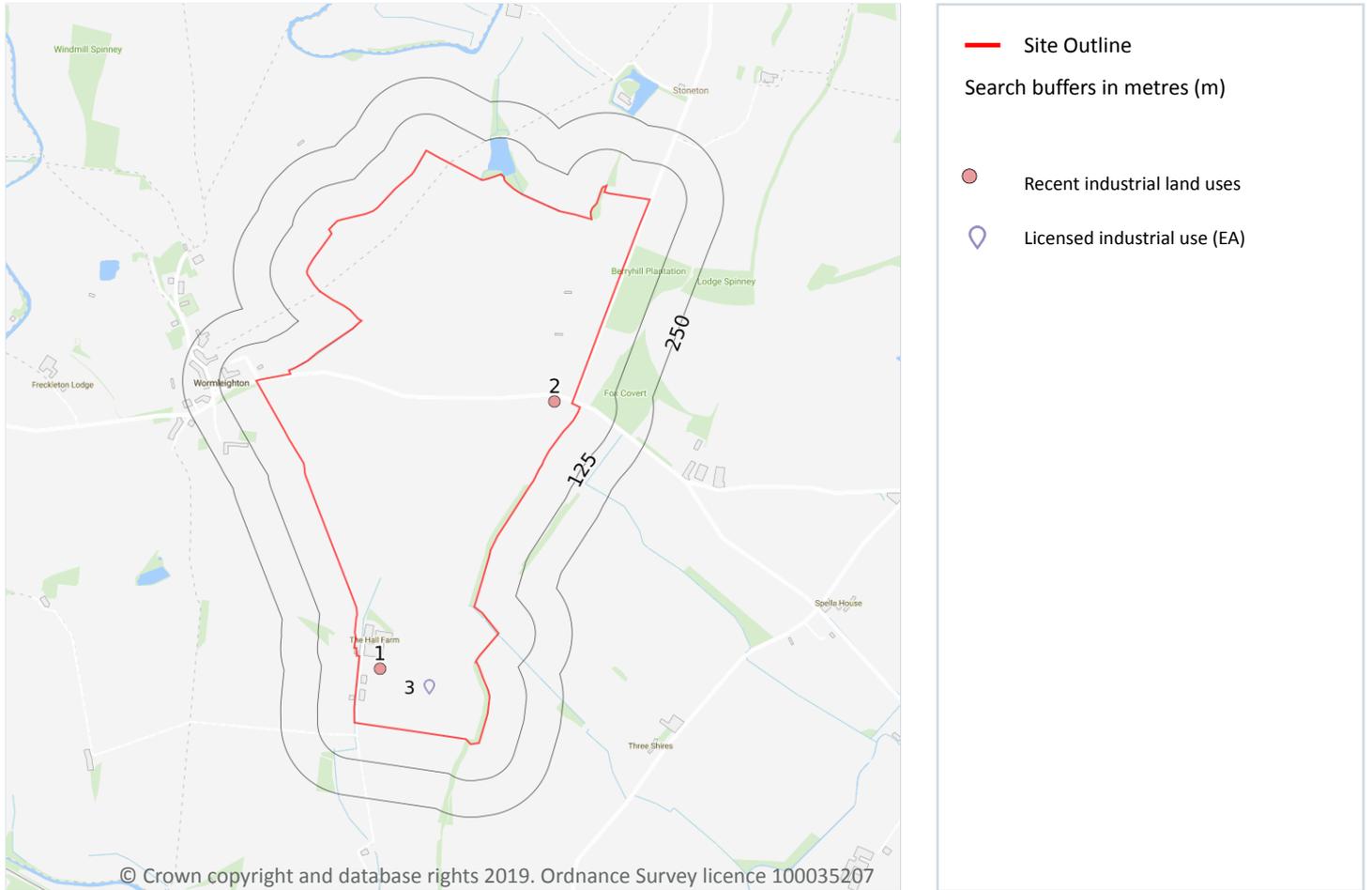
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
215 m	NW	Smithy	1906

This data is sourced from Ordnance Survey/Groundsure.

Current and recent industrial



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 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Tank - Warwickshire, CV47	Tanks (Generic)	Industrial Features
2	0	on site	Sheep Wash - Warwickshire, CV47	Sheep Dips and Washes	Farming

This data is sourced from Ordnance Survey.

Current or recent licensed industrial activities

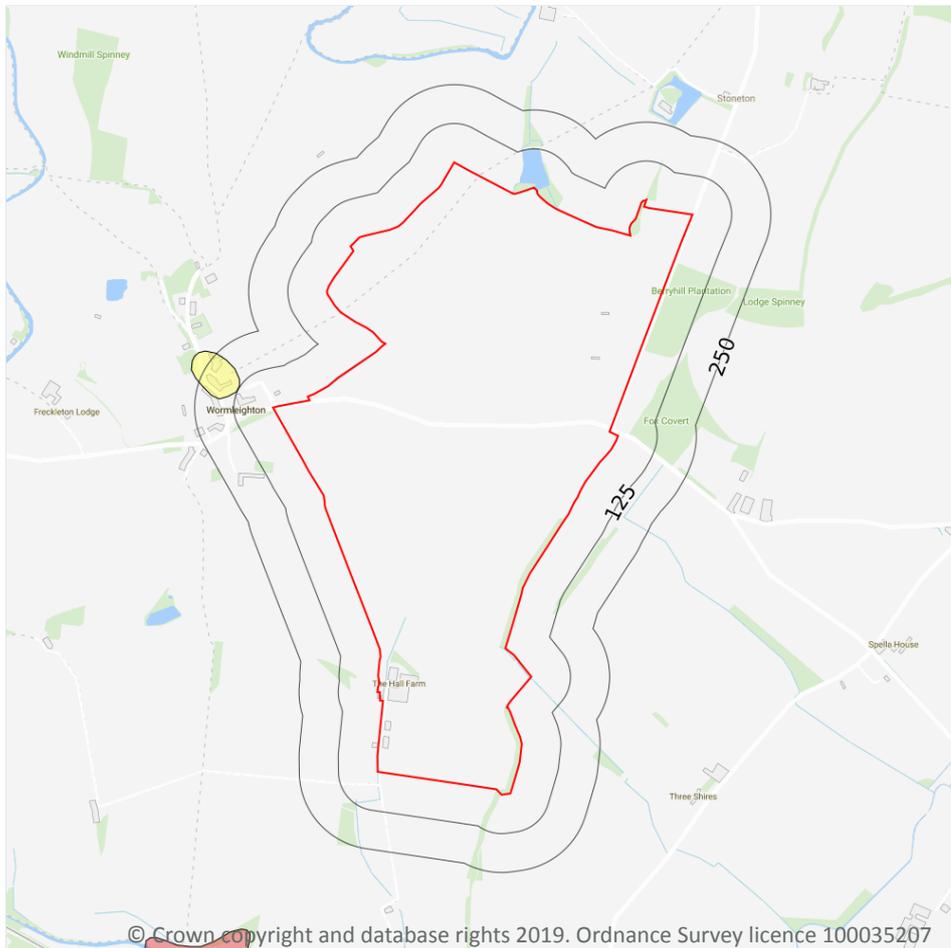
Major industrial processes (Part A(1) Processes) are regulated under Environmental Permitting Regulations, as required under the Integrated Pollution Prevention and Control (IPPC) Directive. The release of pollutants could present a contamination risk if Environment Agency regulations are not adhered to.

Please see **page 2** for further advice.

ID	Distance	Direction	Details	
3	0	on site	Operator: ALCOA EXTRUDED PRODUCTS UK LTD Installation Name: BANBURY SECONDARY ALUMINIUM Process: NON-FERROUS METALS; MELTING WITH CAPACITY => 5T	Permit Number: BL2343IY Original Permit Number: BL2343IY EPR Reference: - Issue Date: 25/07/2002 Effective Date: 26/07/2002 Last date noted as effective: 2019-04-30 Status: SUPERCEDED

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

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.

Agricultural

Specimen Address, Specimen Town

Ref: SampleSW_agricultural_23ce

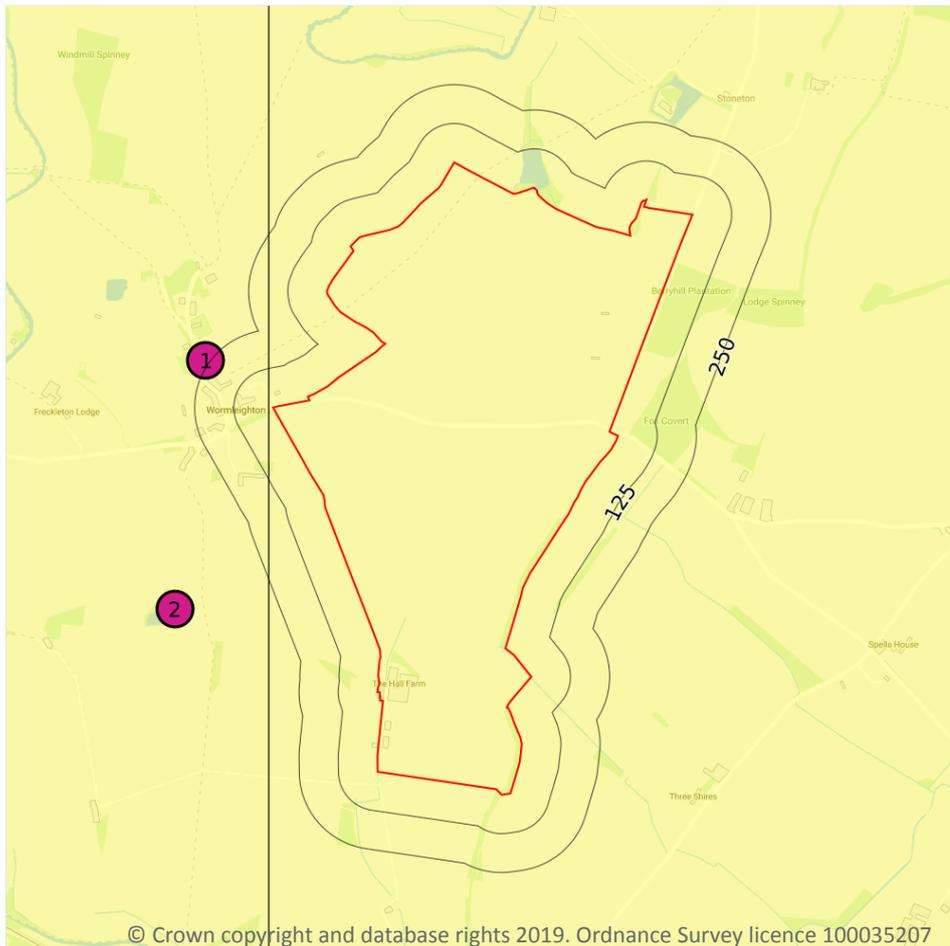
Your ref: GS-TEST

Grid ref: 445682 253724

Distance	Direction	Designation
127 m	NW	Secondary Undifferentiated

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

Bedrock hydrogeology



— 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.

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
14 m	W	Secondary Undifferentiated

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

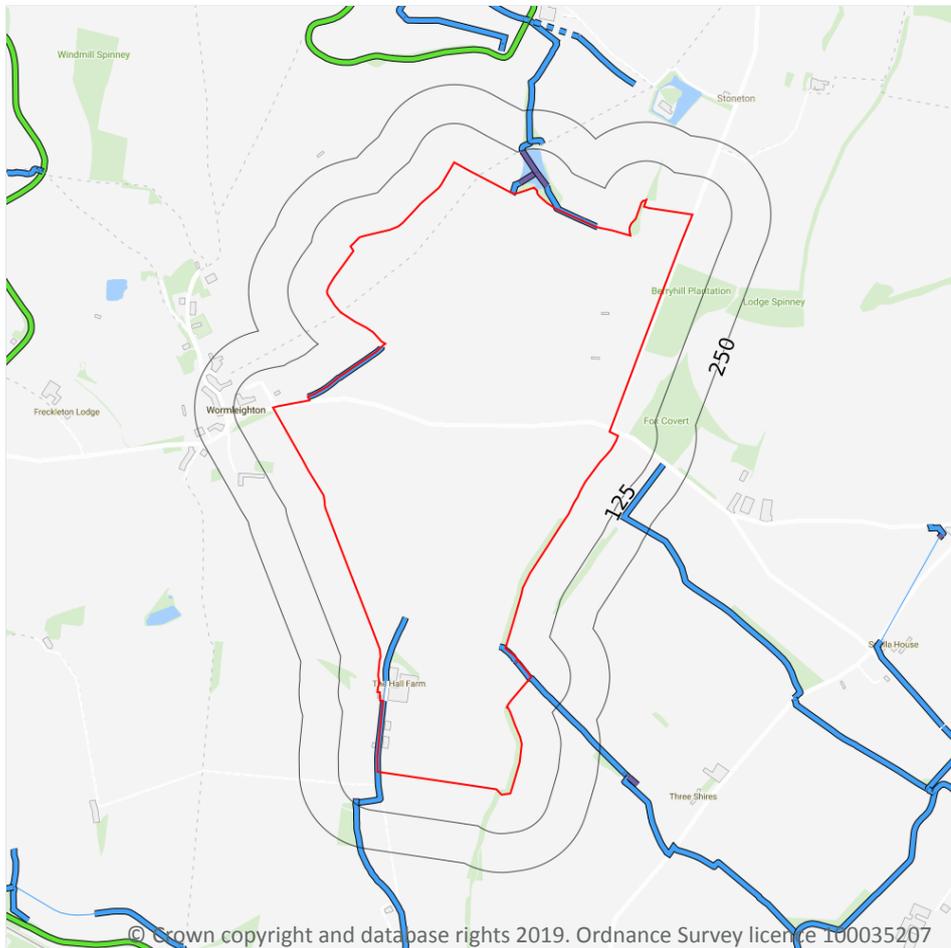
Bedrock geology

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
CHARMOUTH MUDSTONE FORMATION	CHAM-MDST	MUDSTONE

This data is sourced from British Geological Survey.

Hydrology



Site Outline

Search buffers in metres (m)

- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer

Type of watercourse:

- At ground level
- Underground
- Elevated
- Unspecified

Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
0	on site	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
1 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
1 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
1 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
29 m	N	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

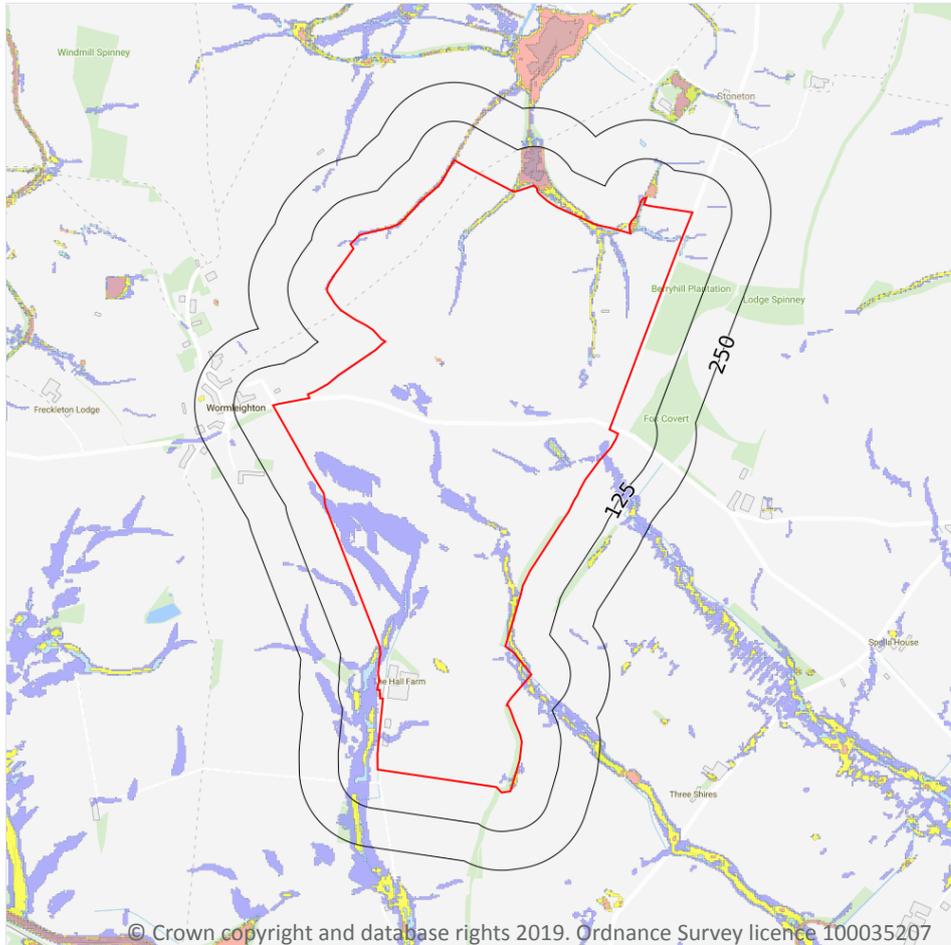
Distance	Direction	Details
34 m	NE	Name: Newfield Pool Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
50 m	N	Name: Newfield Pool Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
109 m	SW	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
113 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
122 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
124 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
143 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
152 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
161 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flood Risk



Surface water flood risk



— Site Outline
Search buffers in metres (m)

JBA Surface Water Flood

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

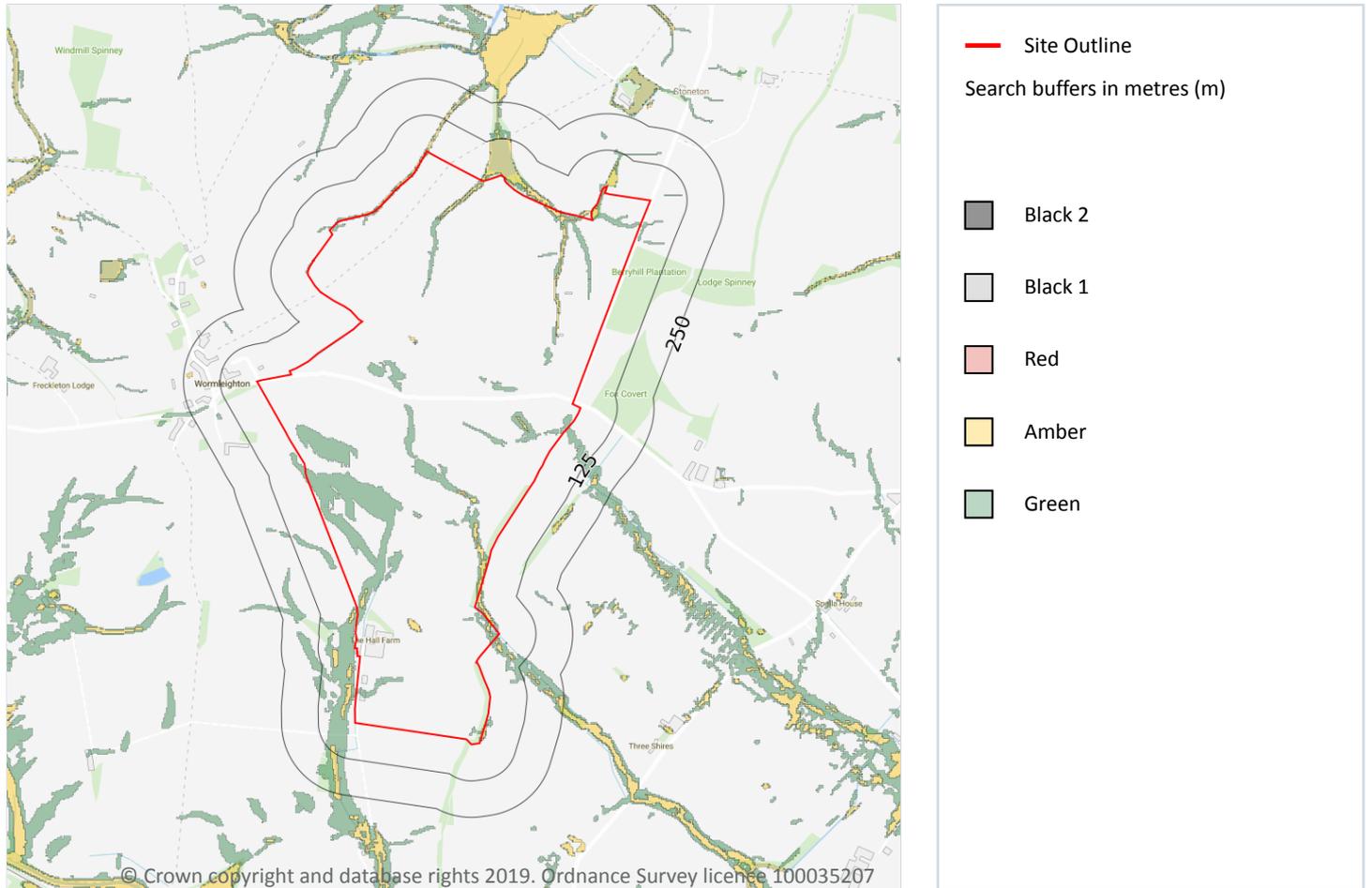
Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which could cause problems with insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Highly Significant risk of surface water flooding. This area is considered to have a 1 in 75 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years.

These risk calculations are based on JBA Risk Management maps.

JBA Floodability Rating



The property has been rated as Amber. Amber indicates a moderate level of flood hazard.

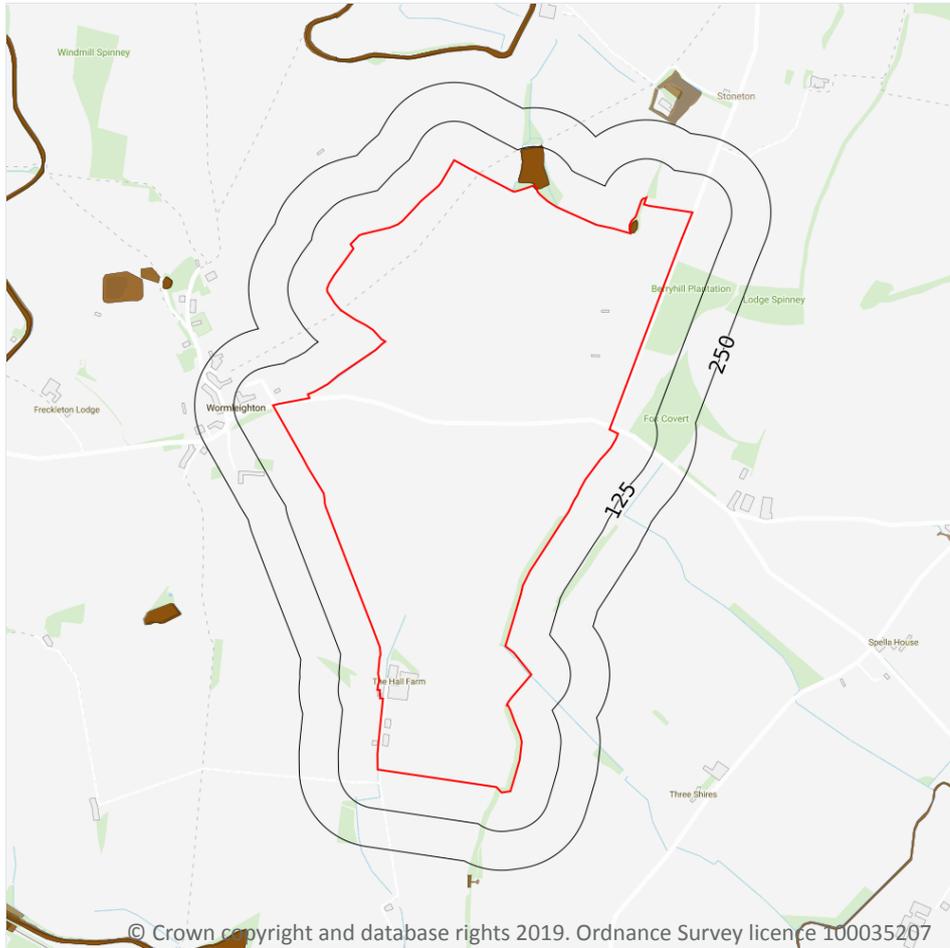
JBA's Floodability rating provides an indication of the likelihood of a property being flooded from river, coastal and/or surface water flood. It is based on a ground level model that does not contain buildings or infrastructure. The Floodability information is based on a model and should not be relied 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.

Ground stability



Non-natural ground subsidence



— Site Outline

Search buffers in metres (m)

- Infilled Land

Mining hazards:

- Highly likely
- Likely
- Unlikely

Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Pool	1906
0	on site	Pond	1906
0	on site	Pool	1954

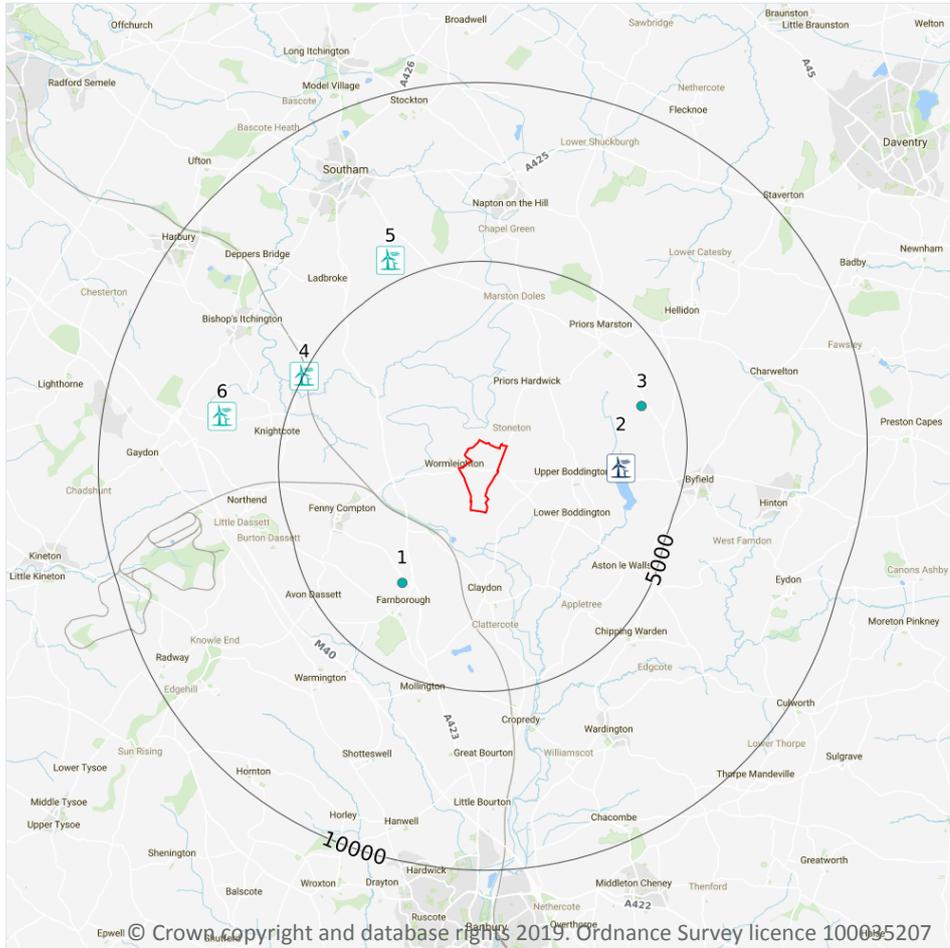
Distance	Direction	Use	Date
0	on site	Pond	1954
0	on site	Pool	1981
0	on site	Pond	1981
0	on site	Pool	1883
0	on site	Pond	1883
0	on site	Pool	1906
0	on site	Pond	1906

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Energy



Wind and solar



Site Outline

Search buffers in metres (m)

- Wind farms
- Proposed wind farms
- Proposed wind turbines
- Existing and agreed solar installations
- Proposed solar installations

Wind

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details
2	3-4 km	E	<p>Site Name: Boddington Reservoir, Land near Boddington Reservoir, 9km sw of Daventry, East Midlands</p> <p>Operator Developer: AGR Renewables Ltd</p> <p>Status of Project: Operational</p> <p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 0.5MW</p> <p>Total project capacity: 0.5</p> <p>Approximate Grid Reference: 449518, 253648</p>

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

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 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.

ID	Distance	Direction	Details	
4	4-5 km	NW	<p>Site Name: Holmes House, Hambridge Road, Bishops Itchington, Stratford-On-Avon, Southam, Warwickshire, CV47 2SB</p> <p>Planning Application Reference: 13/03098/FUL</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2013-11-26</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of two 10kW Tozzi Nord TN535 wind turbines each with a hub height of 18 metres and tip height of 24.6m.</p> <p>Approximate Grid Reference: 440727, 256224</p>
5	5-6 km	NW	<p>Site Name: Ladbroke Hill Farm Windmill Lane, Ladbroke, Southam, Warwickshire, CV47 2BW</p> <p>Planning Application Reference: 11/02282/FUL</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2011-10-11</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises replacement of a 20kw westwind wind turbine, approved by application 08/00263/FUL, with 1 x 11kw Gaia wind turbine with hub height of 18.3 metres and overall height of 25 metres to top of blades.</p> <p>Approximate Grid Reference: 443121, 259460</p>
6	6-7 km	W	<p>Site Name: Land between & the south east, Bishops Itchington, Southam, Warwickshire, CV47 2</p> <p>Planning Application Reference: 12/00330/FUL</p> <p>Type of Project: 5 Wind Turbines</p>	<p>Application Date: 2012-04-04</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 5 wind turbines, up to a maximum tip height of 125 meters high, and other ancillary development including a new vehicular access off the Gaydon Road (B4451), access tracks, vehicular accesses, crane hard standing areas, a</p> <p>Approximate Grid Reference: 438450, 255100</p>

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.

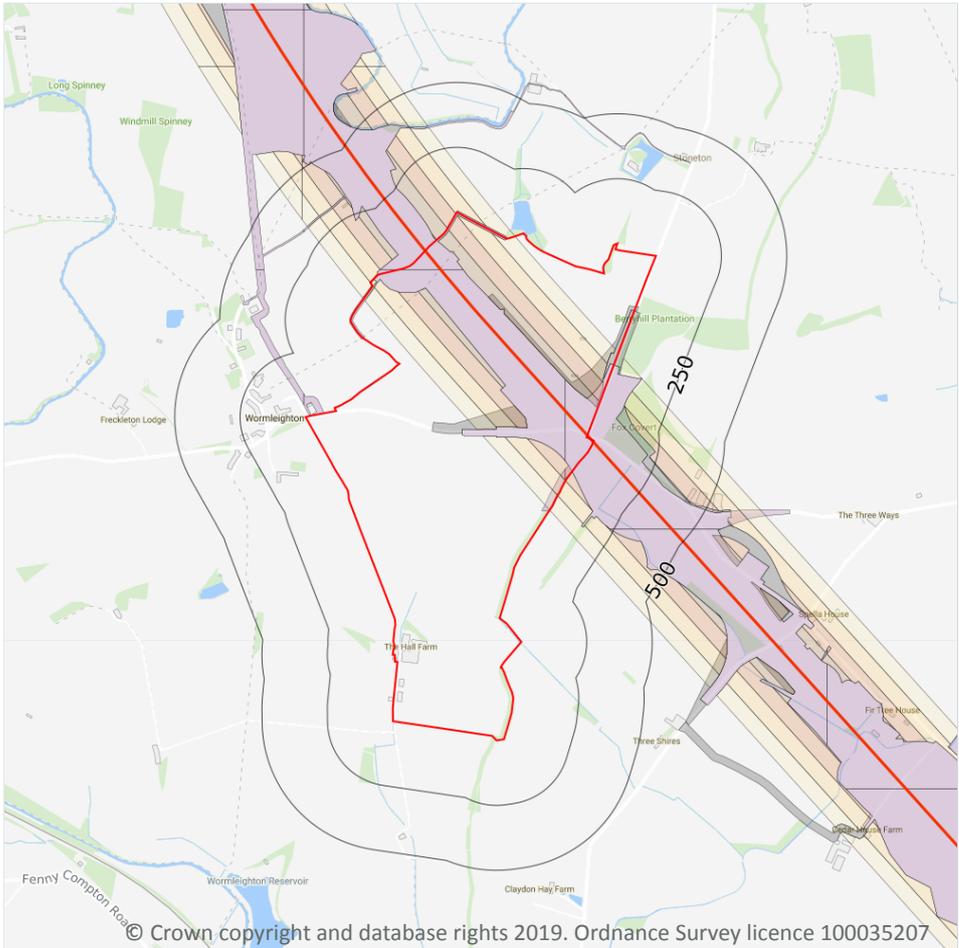
ID	Distance	Direction	Details
1	2-3 km	SW	<p>Site Name: Three Shires Farm Claydon Lane, Farnborough, Banbury, Oxfordshire, OX17 1</p> <p>Planning Application Reference: 08/03292/FUL</p> <p>Type of Project: Pond & Wind Turbine</p> <p>Application Date: 2009-02-02</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises formation of pond and wind turbine.</p> <p>Approximate Grid Reference: 443443, 250455</p>
3	3-4 km	E	<p>Site Name: Priors Marston Road, Byfield, Daventry, Daventry, Northamptonshire, NN11 6YL</p> <p>Planning Application Reference: DA/2013/0411</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2013-06-11</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of a single wind turbine (hub height of 40m and overall height to tip of blade of 67m) with associated infrastructure including turbine foundation; crane hardstanding; tr</p> <p>Approximate Grid Reference: 450097, 255387</p>

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.

Transportation

HS2



- Site Outline

Search buffers in metres (m)

HS2 line information

Speed	Track type
— < 50km/h	 Surface Running Track
— 50-100km/h	 Tunnel
— 100-230km/h	 Bridge/Viaduct
— 230-320km/h	 Green Tunnel
— 320-360km/h	

HS2 infrastructure

 HS2 Stations	 HS2 Depots
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HS2 safeguarding areas

 HS2 Surface Safeguarding
 HS2 Subsurface Safeguarding

HS2 property scheme areas

 Homeowner Payment Zones 1-3
 Rural Support Zone
 Extended Homeowner Protection Zone

HS2 route: nearest centre point of track

The property is within 0 of the original or second proposed HS2 route including the adjustments detailed in November 2016 and July 2017.

As such, because there is a chance that this high speed rail line will be built close to the property, although this could be subject to change, Groundsure recommends that further investigation and consideration is given to this outcome.

Distance	Direction	Track Type	Speed (mph)	Speed (km/h)	Consultation
0	on site	Surface Running Track	249	400	Current preferred consultation route

HS2 surface safeguarding

The property is within the designated HS2 Safeguarded Area. This means that it is in an area required for HS2 construction and operation, along one of the proposed routes. It is therefore possible that the property will be demolished for the construction of this route.

The Safeguarded Area is generally within 60 metres of the line of the route, though may be more in some areas. Property owners within the Safeguarded Area will be able to ask the Government to buy their property at its unblighted open market value, and will receive additional compensation. However, many compensation schemes are only available to homeowners who purchased their property before the HS2 route was announced. Further information on the compensation schemes and their eligibility rules can be found on the HS2 website.

Groundsure recommends that you fully investigate the implications of buying a property in a safeguarded area before completing such a property purchase.

HS2 Homeowner Payment Zone

The property is within the designated HS2 Homeowner Payment Zone 2. This payment scheme is for owner-occupiers of rural properties near the HS2 route. However this scheme is only available to those who purchased their property prior to 9th April 2014.

Groundsure recommends that you fully investigate the implications of buying a property in a Homeowner Payment Zone before completing such a property purchase. Details of other property schemes and their eligibility requirements can be found at <https://www.gov.uk/claim-compensation-if-affected-by-hs2/overview>.

HS2 Extended Homeowner Protection Zone

The property is within the designated HS2 Extended Homeowner Protection Zone. These are areas that were formerly in a Safeguarding Area, but have since been removed. These properties may still benefit from the Express Purchase Scheme.

Groundsure recommends that you fully investigate the implications of buying a property in the Extended Homeowner Protection Zone before completing such a property purchase. Details of this scheme can be found at <https://www.gov.uk/claim-compensation-if-affected-by-hs2/express-purchase-scheme>.

HS2 noise and visual assessment

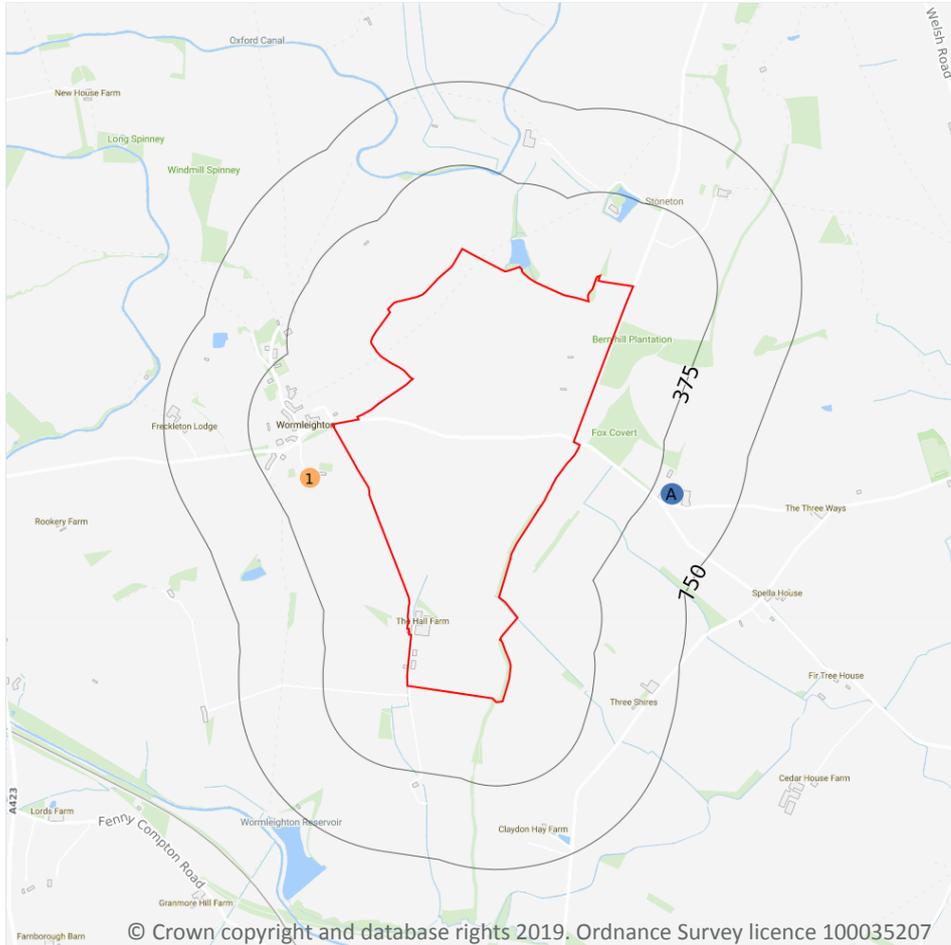
The visibility assessments are taken from computer-generated models supplied by HS2, and show areas with a theoretical line of visibility to HS2 at different stages of development (construction, initial operation and after 15 years of operation). The model showing visibility after 15 years of operation assumes a growth height of 7.5m of any mitigation planting. This model is only currently available for Phase 1 and Phase 2a of HS2, and only within 2km of the HS2 line itself.

The noise assessments represent sound from HS2 and are generally assessed up to 1km from HS2 in rural areas, and up to 500m in urban areas, though in some cases the assessed area may be greater or smaller than this. This assessment does not take account of any existing background noise from railways, motorways etc. The modelled noise reading for this site is 63Db.

Will HS2 be visible from the property?

During construction	During 1st year of operation	During 15th year of operation
Yes	Yes	Yes

Planning Applications



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

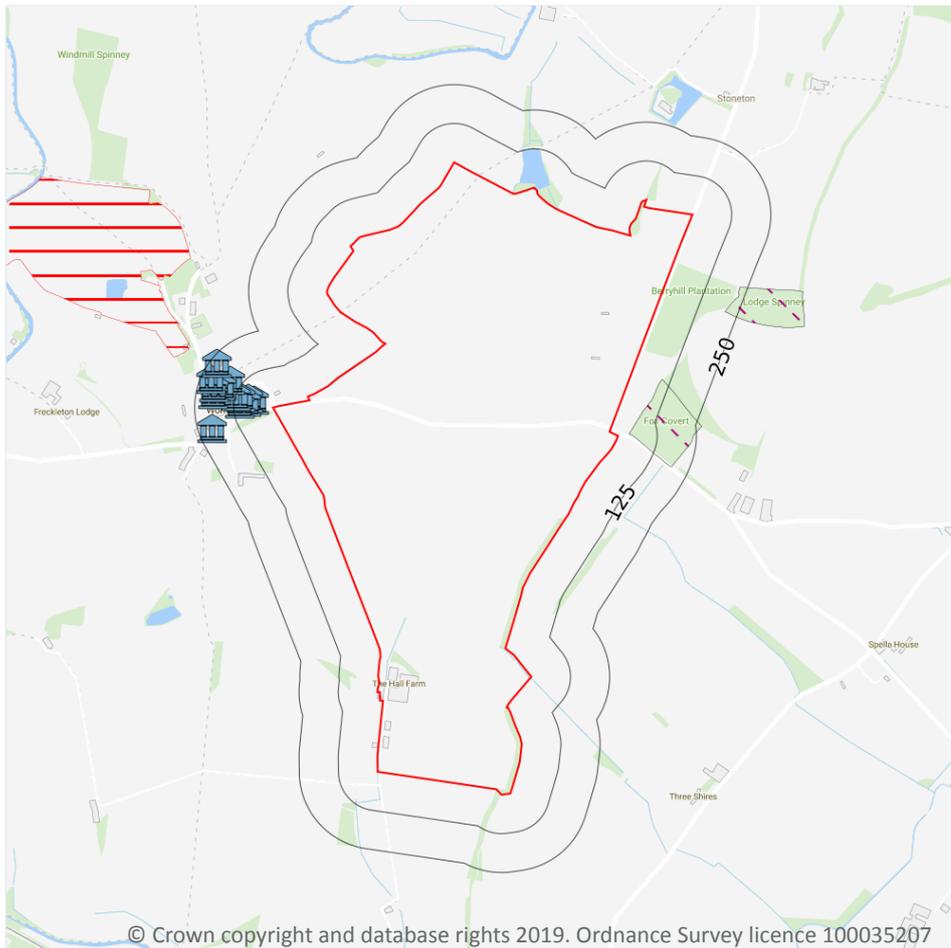
Small projects searched to 500m

3 small developments within 500m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 208 m Direction: W	Application reference: 13/00363/AGNOT Application date: 25/02/2013 Council: Stratford-On-Avon Accuracy: Exact	Address: Hall Farm, Wormleighton, Southam, Warwickshire, CV47 2XQ Project: Farm Building (Extension) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: A Distance: 460 m Direction: E	Application reference: S/2011/1339/AGD Application date: 26/10/2011 Council: South Northamptonshire Accuracy: Exact	Address: Hill Farm, Upper Boddington, Daventry, Northamptonshire, NN11 6HF Project: Agricultural Building Last known status: Detailed plans have been granted.	N/A
ID: A Distance: 469 m Direction: E	Application reference: S/2018/2801/FUL Application date: 18/12/2018 Council: South Northamptonshire Accuracy: Exact	Address: Hill Farm, Warwick Road, Upper Boddington, Daventry, Northamptonshire, NN11 6HF Project: 2 Agricultural Buildings (New/Extension) Last known status: Detailed plans have been granted.	Link

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)

Environmental Designations

Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
36 m	E	FOX COVERT / GLYN DAVIES WOOD	Ancient and Semi-Natural Woodland
210 m	E	LODGE SPINNEY	Ancient and Semi-Natural Woodland

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences> for further information

Visual and Cultural Designations

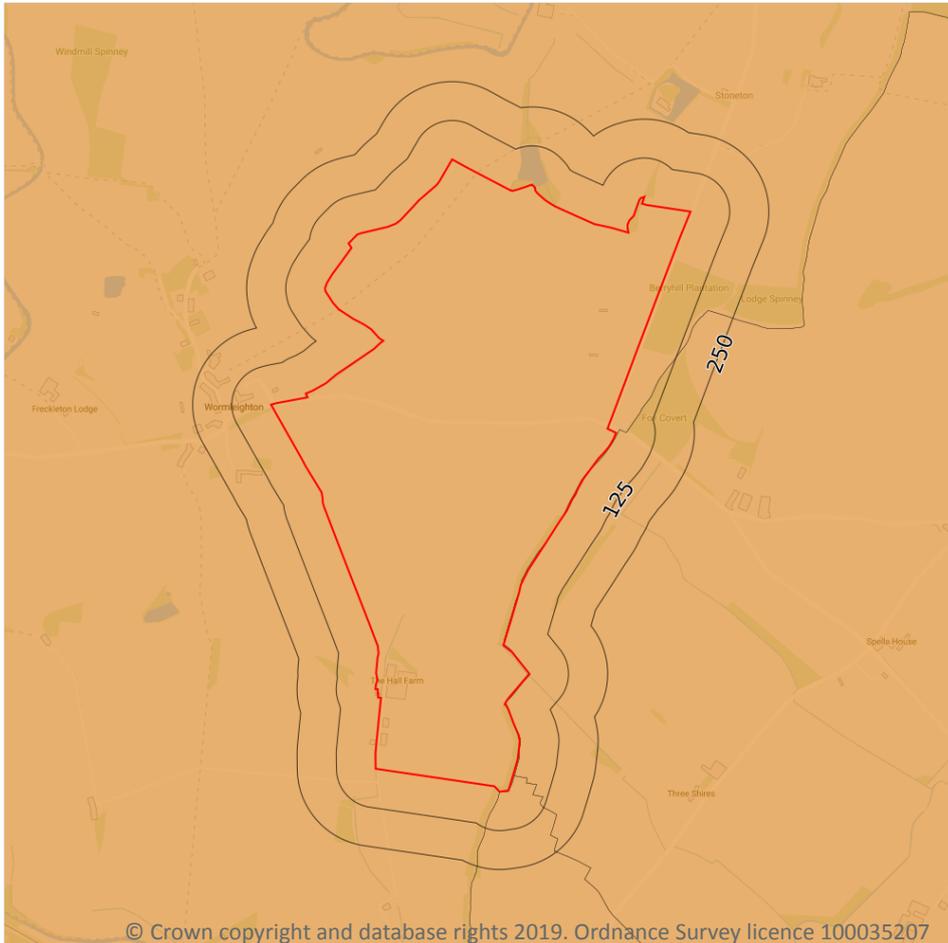
Listed Buildings

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
65 m	W	The Ten Cottages	II	1186166	21/04/1986
83 m	W	Wash House Between Numbers 3 And 4 The Ten Cottages	II	1024398	21/04/1986
86 m	W	The Ten Cottages	II	1299338	21/04/1986
106 m	W	The Ten Cottages	II	1024399	21/04/1986
109 m	W	Wash House Between Numbers 8 And 9, The Ten Cottages	II	1299306	21/04/1986
123 m	W	The Ten Cottages	II	1024400	21/04/1986
163 m	NW	Manor Farm Cottage	II	1299312	21/04/1986
178 m	NW	Church Farm House	II	1355460	30/05/1967
196 m	W	The Old Vicarage	II	1186158	21/04/1986
197 m	W	Wormleighton War Memorial	II	1452189	08/12/2017
206 m	W	Numbers 23, 25 And 26 And Attached Village Hall	II	1024402	21/04/1986
216 m	NW	Tower Cottage Wormleighton Manor Gatehouse	II*	1186246	07/01/1952
228 m	NW	Wormleighton Manor House	II*	1024403	07/01/1952

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

Agricultural Features



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Timber felling licences
- Open Access land

Agricultural land classifications

Agricultural land is classified into five grades and two subgrades. Grade one is best quality and grade five is poorest quality. A number of consistent criteria used for assessment which include climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, structure, texture, chemicals, stoniness). National planning policy defines the Best and Most Versatile agricultural land as land within grades 1, 2 and 3a. This is good to excellent quality land which can best deliver the food and non-food crops for the future.

Distance	Direction	Details
0 m	on site	<p>Classification: Grade 3</p> <p>Description: Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.</p>

Distance	Direction	Details
0 m	on site	Classification: Grade 3 Description: Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
1 m	S	Classification: Grade 3 Description: Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data has been sourced from Natural England under the Open Government Licence v3.0

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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.

Agricultural Features		Contaminated Land	
Abstraction licences	Not identified	Dangerous or explosive sites	Not identified
Discharge consents	Not identified	Hazardous substance storage/usage	Not identified
Countryside stewardship schemes	Identified	Sites designated as Contaminated Land	Not identified
Environmental stewardship schemes	Identified	Historical licensed industrial activities	Not identified
Nitrate Vulnerable Zone	Identified	Current or recent licensed industrial activities	Identified
Agricultural land classifications	Identified	Local Authority licensed pollutant release	Not identified
Open access land	Not identified	Pollutant release to surface waters	Not identified
Timber felling licences	Not identified	Pollutant release to public sewer	Not identified
Contaminated Land		Dangerous industrial substances (D.S.I. List 1)	Not identified
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	Superficial hydrogeology	
Former petrol stations	Not identified	Aquifers within superficial geology	Identified
Former garages	Not identified	Superficial geology	Not identified
Former military land	Not identified	Bedrock hydrogeology	
Former landfill (from Local Authority and historical mapping records)	Not identified	Aquifers within bedrock geology	Identified
Waste site no longer in use	Not identified	Groundwater abstraction licences	Not identified
Active or recent landfill	Not identified	Bedrock geology	Identified
Former landfill (from Environment Agency Records)	Not identified	Source Protection Zones and drinking water abstractions	
Active or recent licensed waste sites	Not identified	Source Protection Zones	Not identified
Recent industrial land uses	Identified		
Current or recent petrol stations	Not identified		

Source Protection Zones and drinking water abstractions

Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology

Water courses from Ordnance Survey **Identified**

Surface water abstractions	Not identified
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Flood Risk

Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified

Surface water flood risk **Identified**

Groundwater flooding	Not identified
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Ground stability

Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified

Infilled land **Identified**

Radon

Radon	Not identified
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Oil and Gas

Oil or gas drilling well	Not identified
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Oil and Gas

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

Wind and solar

Wind farms **Identified**

Proposed wind farms **Identified**

Proposed wind turbines **Identified**

Existing and agreed solar installations	Not identified
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Proposed solar installations	Not identified
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Energy Infrastructure

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

Transportation

HS2 route: nearest centre point of track **Identified**

HS2 route: nearest overground section **Identified**

HS2 surface safeguarding **Identified**

HS2 subsurface safeguarding	Not identified
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HS2 Homeowner Payment Zone **Identified**

HS2 Extended Homeowner Protection Zone **Identified**

HS2 stations	Not identified
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HS2 depots	Not identified
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HS2 noise and visual assessment **Identified**

Crossrail 1 route	Not identified
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Transportation

Crossrail 1 stations	Not identified
Crossrail 1 worksites	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Planning

Large projects searched to 750m	Not identified
Small projects searched to 500m	Identified
House extensions and small new builds searched to 125m	Not identified
Mobile phone masts	Not identified
Mobile phone masts planning records	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

Planning constraints

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

Contaminated Land assessment methodology

Environmental risk framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990.

Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or their advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the Local Authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

Environmental risk assessment definitions

A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low to Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate to High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

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

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in

England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood information

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

Risk of flooding from rivers and the sea

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

Historic flood events

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

Surface water flooding

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.

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 a 1 in 100 year return period.

Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below. The location of applications as "exact" relates to a point within or close to the development, but does not represent the nearest border. Locations marked "proximity" are estimated from the site address details or similar and should not be considered as an accurate representation of the project's location. Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually.

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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 Web: <https://www.tpos.co.uk/>

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