

# Agricultural

### Sample Site, Sample Street, Anytown, UK

## **Professional opinion**



Contaminated Land Moderate: Acceptable Risk page 7 >



## Flooding

Moderate-High page 9 >

Consultant's guidance and recommendations inside.

	Farm specific considerat	ions
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•		

#### Written by: G Eyre-Walker BSc (Hons) AIEMA Reviewed by: C Ortega MSc AIEMA



## **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



Conveyancing Information Executive

info@groundsure.com ↗ 01273 257 755 Ref: Sample\_Agricultural Your ref: Sample Grid ref: 123456 123456 Date: 17 August 2023





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## **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.

i	Current rights of way Identified	Abstraction licences Not identified
i	Historical rights of way Identified	<b>Discharge consents</b> Not identified
$\checkmark$	Open access land Not identified	V Timber felling licences Not identified
i	Waste licences and exemptions Identified	i Stewardship schemes Identified
i	Coal, other mining & infilling Identified	i Agricultural land classification Identified
$\checkmark$	Natural ground subsidence Not identified	i Nitrate Vulnerable Zone Identified
$\bigcirc$	Environmental designations Not identified	Underground gas pipeline Not identified
$\checkmark$	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 47** >.



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## **Contaminated Land**

Whilst Groundsure has determined the site to comprise Acceptable Environmental Risk, some liabilities may reside with the property that you may wish to consider further, particularly in relation to the slurry bed and silage storage.

It should be ensured that the slurry bed and silage storage complies with current storage regulations and that no notices have been served by the Environment Agency. For further information please refer to Government guidance.

As the site is an operating farm you may wish to carry out an Operational 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.

## 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 potential 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 may be reinstated. A number of projects are underway to identify and record these rights of way. Further information and guidance can be obtained from the Rights of Way team at the relevant local authority. Further information may be found at <u>www.gov.uk/guidance/public-rights-of-way-local-authority-responsibilities.</u> *7* 

### 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 or adjacent land 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.

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#### Environmental stewardship schemes

The property or adjacent land has been identified to have held 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. The schemes identified may be historical schemes that have now expired, or may still be active. 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 <u>page 45</u> > 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.

## Flooding

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 <a href="http://www.nfuonline.com/cross-sector/environment/water/flooding/">www.nfuonline.com/cross-sector/environment/water/flooding/</a>

## Rn Radon

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.



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#### Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- no radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- radon is only considered to be an issue when it has the opportunity to accumulate in buildings. A
  purchaser may wish to check the radon map on page 32 > to check the location of radon affected areas.
  If the radon affected areas are located on open farmland, then radon will be able to freely dissipate and
  no further action needs to be taken.

## **Other considerations**

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure 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:



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#### Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings



#### 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

#### Solar

Existing or proposed solar installations have been identified within 5km of the property.

#### Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



### Transportation

### HS2

The proposed HS2 line runs on or in proximity to 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 <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/521286/HS2\_Guide\_for\_farmers\_and\_growers.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/521286/HS2\_Guide\_for\_farmers\_and\_growers.pdf</a>. Further legal advice on this issue should be sought by any concerned landowner or prospective purchaser.

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## **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 18 >** for details of the identified issues.

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

### **Current land use**

#### **Current farm activities**

The study site comprises mixed arable and pastoral farmland divided into multiple fields separated by hedgerows as well as a road across the centre. There are four areas of hardstanding ground across the east, centre and northwest which are used for vehicle parking and storage of equipment and materials. A track transects across two fields to provide access between these areas of hardstanding ground. There also appears to be groundwork occuring in the east. Additionally, there are three drains in the west, southeast and southwest respectively, three ponds in the centre and a further in the east, and there are two minor units in the northeast.

The farmyard is located in the southwest and is noted to comprise a track which transects the length of the yard down its western side, and in the north there are seven units, one of which is west of the track. In the centre, there are four minor units accompanied by a slurry bed and silage clamp, and in the south, there is a unit with an area of land used for storage of equipment. Adjacent to the farmyard is a residential dwelling and the aforementioned drain in the southwest is partially situated in the west of the farmyard.

### Telegraph/electricity poles

If there is/are a number of telegraph/electricity poles identified across the site, please keep in mind that features such as these may cause an obstruction to large scale cultivation of that area.

### Topography

The site rises from approximately 130m AOD in the north and south of the site rising gently to 150m AOD in the west.

### **Crop Map of England**

The following types of crop/land cover have been identified within the site boundary between late spring and summer of 2021:

Beet, Fallow Land, Grass, Lucerne, Maize, Non-vegetated or sparsely-vegetated Land, Potato, Spring Barley, Spring Field beans, Spring Linseed, Spring Oats, Spring Peas, Spring Wheat, Trees and Scrubs, short Woody plants, hedgerows, Winter Barley, Winter Field beans, Winter Oilseed, Winter Wheat.

This data is taken from the Crop Map of England (CROME) provided by the Rural Payments Agency under Open



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#### Surrounding area

North: Two drains and a pond, and agricultural land.

South: A drain, a track and agricultural land.

East: A drain, agricultural land, a road, and Leisure Drive (road).

West: A road with residential dwellings beyond, agricultural land and a minor agricultural unit.

### **Historical land use**

#### On-site

A potentially contaminative historical and current land use of moderate concern has been identified at the study site.

#### 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 has been identified on site, however, further investigation carried out by Groundsure indicates that the permit is potentially associated with a facility located further to the south.
- No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

### Site setting and overall environmental sensitivity

The site is situated on bedrock layers of the Charmouth Mudstone Formation. Groundwater mapping indicates the bedrock layers to be classified as a Secondary Undifferentiated aquifer. Surface water features of note include the drains situated in the southwest, west and southeast and in proximity of the site, and the two drains and pond adjacent to the north.

Potentially vulnerable receptors have been identified including site users, residents of nearby dwellings with gardens, the aforementioned surface water features and the underlying aquifer. In addition, a designated Ancient Woodland has been identified 36m east of the site. For further details please refer to the Planning Constraints section of this report. Groundsure considers that the property has a high environmental sensitivity.

### Conclusion

The farm does not appear to have any areas with the potential for significant contaminative risk, though localised areas may have been impacted by the storage of agricultural chemicals and fuel in the identified units. No significant areas of infilling are noted to be associated with the property.

Groundsure has identified that the subject site has the potential to be impacted by ground contamination as a result of the identified slurry bed and silage storage. However, this feature appears to be being managed competently and is over 10m from a surface water feature. Groundsure therefore concludes the site represents an Acceptable Environmental Risk. Please refer to the Contaminated Land assessment methodology contained within this report.



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### **Environmental summary**





### Flooding

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 moderatehigh.

Please see **page 28** > for details of the identified issues.

River and Coastal Flooding Groundwater Flooding Surface Water Flooding FloodScore™ insurance rating Past Flooding Flood Storage Areas

### Very Low Negligible Significant Very High Not identified Not identified

### **Ground stability**

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

Please see **page 30** > for details of the identified issues.



### Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.

Please see **page 32** > for details of the identified issues.

Natural Ground Stability Non-Natural Ground Stability

Low Identified

In a radon affected area



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### **Energy summary**



## Oil and gas

No historical, active or planned wells or extraction areas have been 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.	Planned Multiple Wind Turbines	Identified
	Planned Single Wind Turbines	Identified
Please see page 2 > for further advice. Additionally, see	Existing Wind Turbines	Identified
page 33 > for details of the identified issues.	Proposed Solar Farms	Identified
	Existing Solar Farms	Not identified

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

Power stations		
Energy Infrastructure		
Projects		

Not identified Not identified Not identified



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### **Transportation summary**





Results for Phase 1 or Phase 2 of the HS2 project have been identified within 5km of the property. This may include Phase 2b Eastern Leg sections which have been scheduled for cancellation but may be used for rail development in future plans.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

See page 17 of the Integrated Rail Plan  $\nearrow$  for confirmation that safeguarding will remain in place for now.

Please see **page 2** > for further advice. Additionally, see **page 38** > for details of the identified issues.

HS2 Route HS2 Safeguarding HS2 Stations HS2 Depots HS2 Noise HS2 Visual impact

Identified Identified Not identified Not identified Assessed Identified

## 

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

- Crossrail 1 Route Crossrail 1 Stations Crossrail 2 Route Crossrail 2 Stations Crossrail 2 Worksites Crossrail 2 Safeguarding Crossrail 2 Headhouse
- Not identified Not identified Not identified Not identified Not identified 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 Historical Railways and Tunnels Railway and Tube Stations Underground
- Not identified Not identified

Not identified Not identified



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## Agricultural

## **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.

1	Large Developments searched to 750m	Please see <b>page 40</b> > for details of the proposed developments.
3	Small Developments searched to 500m	Please see <b>page 41</b> > for details of the proposed developments.
5	House extensions or new builds searched to 250m	Please see <b>page 41</b> > for details of the proposed developments.

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.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on page 53 >.



### **Planning constraints**

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

Please see page 43 > for details of the identified issues.

Environmental Protected Areas Identified Visual and Cultural Protected Identified Areas

Please note that the Local Authority of Stratford-on-Avon have not supplied conservation area data. The property may therefore lie within a conservation area, and we recommend that you check your local search for further details.



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## **Agricultural features summary**



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### **Agricultural Land Classification**

Land within the property has been assigned a value	Highest Classification	Grade 3
under the Agricultural Land Classification Scheme.	Lowest Classification	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	Not identified
Dedicated Land	Not identified
Section 15 Land	Not identified
Conclusive Registered	Not identified
Common Land	



### **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



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## **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 issues 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 <a href="mailto:??">?</a>. The reports start from £1245+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.



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#### 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 <a href="https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management">www.gov.uk/guidance/countryside-hedgerows-regulation-and-management</a> <a href="https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management">www.gov.uk/guidance/countryside-hedgerows-regulation-and-management</a> <a href="https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management">www.gov.uk/guidance/countryside-hedgerows-regulation-and-management</a> <a href="https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management">www.gov.uk/guidance/countryside-hedgerows-regulation-and-management</a> <a href="https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management">www.gov.uk/guidance/countryside-hedgerows-regulation-and-management</a> <a href="https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management">www.gov.uk/guidance/countryside-hedgerows-regulation-and-management</a> <a href="https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management">www.gov.uk/guidance/countryside-hedgerows-regulation-and-management</a>

#### **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.



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## Agricultural

## **Recent aerial photograph**





Capture Date: 22/04/2021 Site Area: 139.61ha



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## **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	3	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



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## Contaminated land / Past land use



Winsmit Spinner	<ul> <li>Site Outline</li> <li>Search buffers in metres (m)</li> <li>Former industrial land uses</li> </ul>
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### Former industrial land use (1:10,560 and 1:10,000 scale)

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

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

Distance	Direction	Use	Date
215 m	W	Smithy	1906

This data is sourced from Ordnance Survey/Groundsure.



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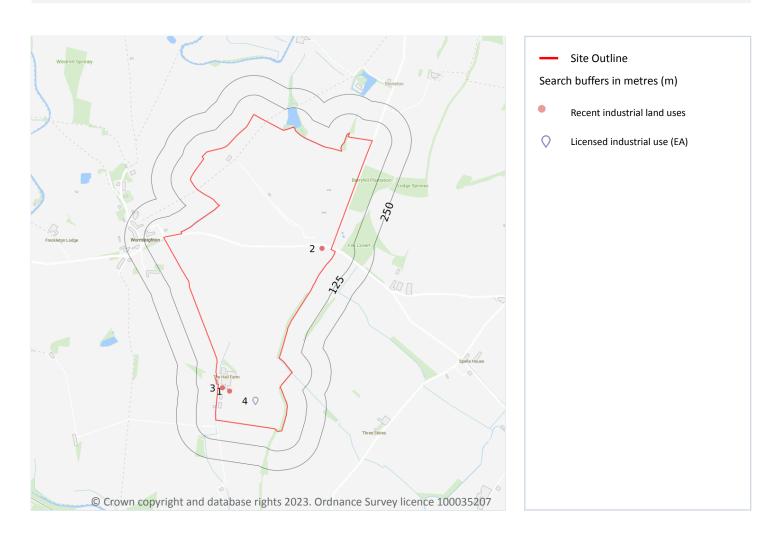




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## Contaminated land / Current and recent industrial





### **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 **<u>page 2</u>** > 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
3	0	on site	Slurry Bed - Warwickshire, CV47	Waste Storage, Processing and Disposal	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



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## Agricultural

#### Current or recent licensed industrial activities

Major industrial processes (Part A(1) Processes) are regulated under Environmental Permitting (England and Wales) Regulations 2016, as required under the Industrial Emissions Directive (2010/75/EU). The release of pollutants could present a contamination risk if Environment Agency regulations are not adhered to.

Please see **<u>page 2</u>** > for further advice.

ID	Distance	Direction	Details	
4	0	on site	Operator: ALCOA EXTRUDED PRODUCTS UK LIMITED Installation Name: BANBURY SECONDARY ALUMINIUM Process: NON-FERROUS METALS; MELTING WITH CAPACITY => 5T	Permit Number: BL2343IY Original Permit Number: BL2343IY EPR Reference: EPR/BL2343IY Issue Date: 01/03/2004 Effective Date: 01/03/2004 Last date noted as effective: 2023-05-25 Status: Superseded

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







## Agricultural

## Superficial hydrogeology



### 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.



<u>Back to Summary</u>

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Distance	Direction	Designation
127 m	W	Secondary Undifferentiated

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



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## Agricultural

## Bedrock hydrogeology



### Aquifers within bedrock geology

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	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 Dritich Coolected Survey					

This data is sourced from British Geological Survey.



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## Agricultural

## Hydrology



### 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)



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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)	
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	Ν	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)	



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Distance	Direction	Details
34 m	Ν	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	Ν	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	S	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	S	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	S	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	Ν	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)
191 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.



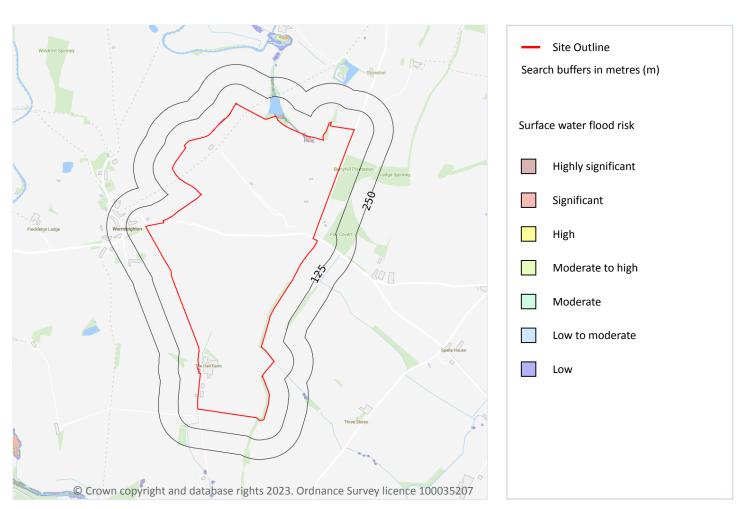
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## Agricultural

### Flooding / Surface water flood risk



### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. 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. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.



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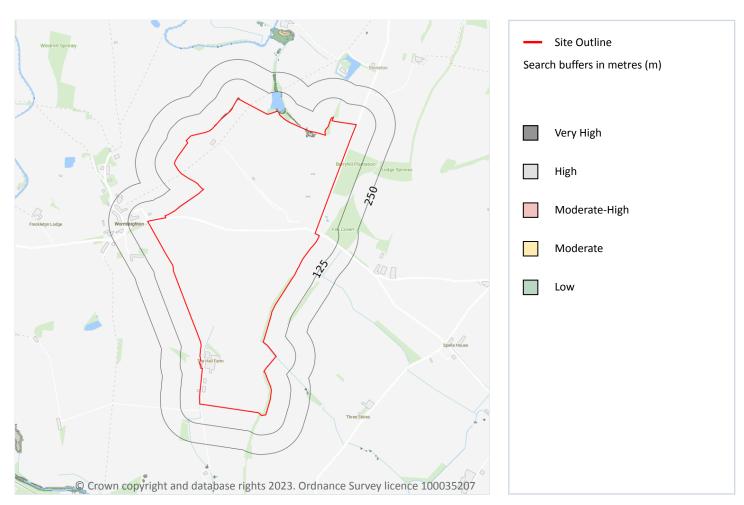




## Agricultural







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

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

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

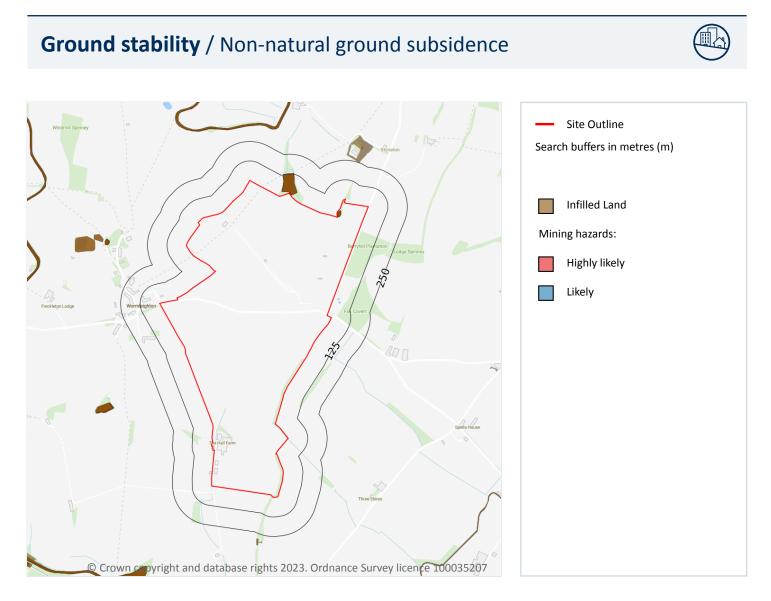
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## Agricultural



### **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 **<u>page 2</u>** > for further advice.

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



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Distance	Direction	Use	Date
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 nonmining underground activities e.g. air shafts for underground railways.



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## Agricultural

## Radon



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org **7**.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and exsmokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see **<u>page 2</u>** > for further advice.

This data is sourced from the British Geological Survey/UK Health Security Agency.

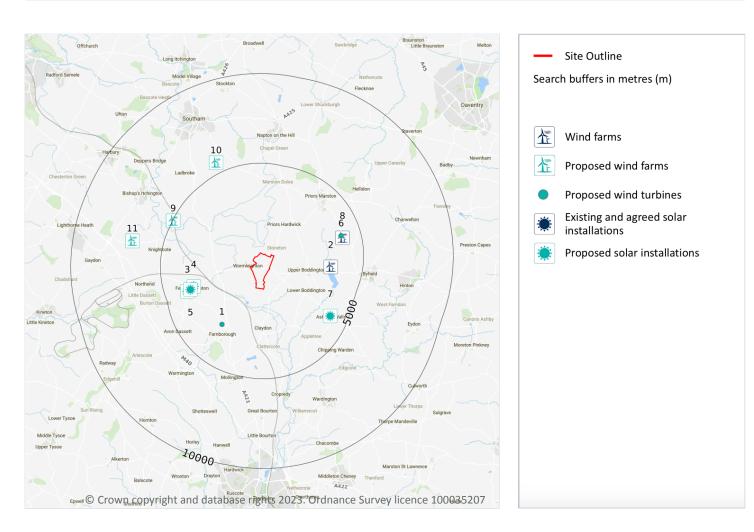


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## Agricultural

## Energy / Wind and solar



### 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	Ε	Site Name: Boddington Reservoir, Land near Boddington Reservoir, 9km sw of Daventry, East Midlands Operator Developer: Partnerships for Renewables Development Company Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 449518, 253650



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ID	Distance	Direction	Details	
8	4-5 km	Ε	Site Name: Hill Farm (Northamptonshire), Hill Farm, Priors Marston Road, Byfield, Northamptonshire, East Midlands, NN11 6YL Operator Developer: MS1 Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 450288, 255204

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	
9	4-5 km	NW	Site Name: Holmes House, Hambridge Road, Bishops Itchington, Southam, Stratford-On- Avon, Warwickshire, CV47 2SB Planning Application Reference: 13/03098/FUL Type of Project: 2 Wind Turbines	Application Date: 2013-11-26 Planning Stage: Early Planning Detailed Plans Submitted 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. Approximate Grid Reference: 440727, 256224
10	5-6 km	NW	Site Name: Ladbroke Hill Farm Windmill Lane, Ladbroke, Southam, Warwickshire, CV47 2BW Planning Application Reference: 11/02282/FUL Type of Project: 2 Wind Turbines	Application Date: 2011-10-11 Planning Stage: Plans Approved Detail Plans Granted 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. Approximate Grid Reference: 443121, 259460



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## Agricultural

ID	Distance	Direction	Details		
11	6-7 km	W	Site Name: Land between & the south east, Bishops Itchington, Southam, Warwickshire, CV47 2 Planning Application Reference: 12/00330/FUL Type of Project: 5 Wind Turbines	Application Date: 2012-04-04 Planning Stage: Early Planning Detail Plans Refused 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 Approximate Grid Reference: 438450, 255100	

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	km SW Site Name: Three Shires Farm Cla Banbury, Farnborough, Oxfordsh Planning Application Reference: Type of Project: Pond & Wind Tu		Application Date: 2009-02-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises formation of pond and wind turbine. Approximate Grid Reference: 443443, 250455



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ID	Distance	Direction	Details	
6	3-4 km	NE	Site Name: Hill Farm, Priors Marston Road, Byfield, Daventry, Daventry, Northamptonshire, NN11 6YL Planning Application Reference: DA/2013/0411 Type of Project: Wind Turbine	Application Date: 2013-06-11 Planning Stage: Early Planning Detail Plans Refused 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 Approximate Grid Reference: 450097, 255387

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.

#### **Proposed solar installations**

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
3	3-4 km	W	Bayards, Bridge Street, Fenn, Compton, Southam, CV47 2XY	Applicant name: A Payne Application Status: Pending Consideration Application Date: 12/05/2021 Application Number: 21/01589/FUL	Reinstatement of slot opening to front elevation, installation of air source heat pumps to rear of property and solar pv ground array in land to rear.
4	3-4 km	W	Bayards, Bridge Street, Fenny Compton, CV47 2XY	Applicant name: A Payne Application Status: Pending Consideration Application Date: 12/05/2021 Application Number: 21/01590/LBC	Reinstatement of slot opening to front elevation, installation of air source heat pumps to rear of property and solar pv ground array in land to rear



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ID	Distance	Direction	Address	Details	
5	3-4 km	W	Bayards Bridge, Fenny Compton, CV47 2XY	Applicant name: A Payne Application Status: Pending Consideration Application Date: 26/07/2021 Application Number: 21/02213/FUL	Installation of solar pv panel ground array within paddock
7	4-5 km	SE	The Barn Blacksmiths Lane Aston Le Walls NN11 6UN	Applicant name: Mr Stephen Neville Application Status: Full Planning Application Application Date: 17/2/2023 Application Number: WNS/2023/0265/FUL	Installation of a ground mount solar PV System within Field to North of the main house

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



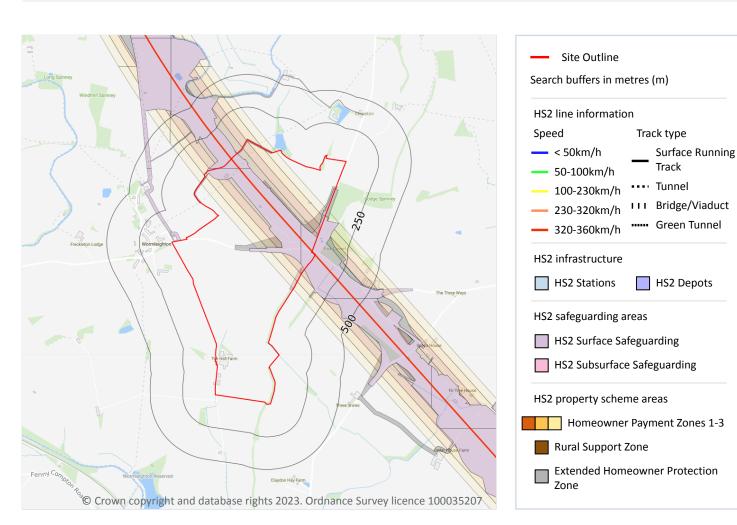
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# Agricultural

## Transportation / HS2



## 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.

If the property is closer to the "original consultation route" than the "current preferred consultation route", both will be shown in the data table below if they are within 5km of the property.

Under the Department for Transport's Integrated Rail Plan, announced on 18th November 2021, the eastern leg of Phase 2b of HS2 from East Midlands Parkway to Leeds is proposed for cancellation. However, the government is still exploring options to connect HS2 to Leeds, and have stated in the Integrated Rail Plan that "Safeguarding of the previously proposed high speed route north of East Midlands Parkway will remain in place pending conclusion of this work.". Groundsure will continue to signpost the presence of the proposed route and safeguarding areas for this leg until such further work has been finalised.

Distance	Direction	Track Type		Speed (mph)	Speed (km/h)	Consultation
0	on site	Surface Running	g Track	249	400	Current preferred consultation route
Ba	ck to Summ	nary		us with any questic <u>oundsure.com</u>	ons at:	Ref: Sample_Agricultural Your ref: Sample Grid ref: 123456 123456





# Agricultural

### 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 owneroccupiers 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 <a href="https://www.gov.uk/claim-compensation-if-affected-by-hs2/overview">www.gov.uk/claim-compensation-if-affected-by-hs2/overview</a> .

### **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 <u>www.gov.uk/claim-compensation-if-affected-by-hs2/express-purchase-scheme</u> **7**.

### 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.

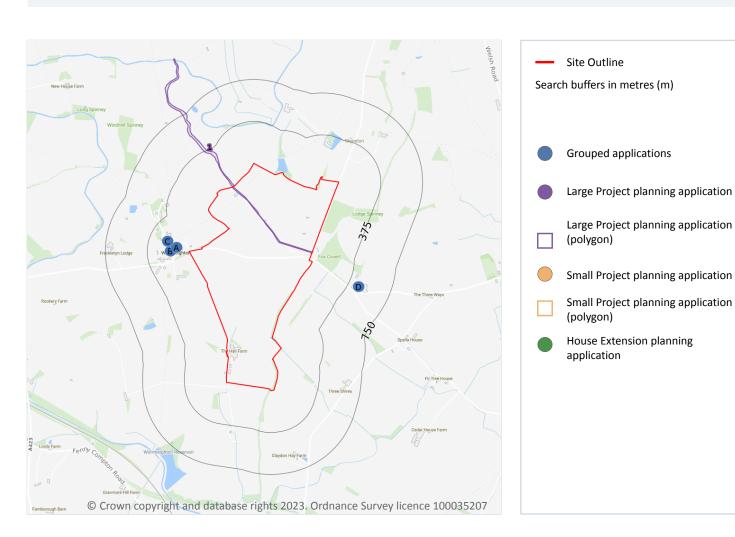
# During construction During 1st year of operation During 15th year of operation Yes Yes Yes Emark to Summary Contact us with any questions at: info@groundsure.com ٦ 01273 257 755 Ref: Sample\_Agricultural Your ref: Sample Grid ref: 123456 123456 39

## Will HS2 be visible from the property?



# Agricultural

## **Planning Applications**



## Large projects searched to 750m

1 large development within 750m from the property has been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details		Description		Online record
ID: 1 Distance: 0 Direction: NW	Application reference: S Application date: 24/03 Council: Stratford-On-A Accuracy: Exact	3/2022	Warwickshire, CV47 2XH Project: Bridge	mately 1.36 KM, rth For The Parish Of, Southam, ning application has yet to be	Link 7
Back to	Summary	Contact us with a info@groundsure 01273 257 755	7 1	Ref: Sample_Agricultural Your ref: Sample Grid ref: 123456 123456	40





# Agricultural

## 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: B Distance: 171 m Direction: W	Application reference: 21/01224/LBC Application date: 19/05/2021 Council: Stratford-On-Avon Accuracy: Proximity	Address: The Tower, Wormleighton, Southam, Warwickshire, CV47 2XG Project: Commercial Unit (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<u>Link</u> ⊅
ID: D Distance: 469 m Direction: E	Application reference: S/2021/0068/FUL Application date: 11/01/2021 Council: South Northamptonshire Accuracy: Proximity	Address: Hill Farm, Warwick Road, Upper Boddington, Daventry, Northamptonshire, NN11 6HF Project: Agricultural Building Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: D Distance: 469 m Direction: E	Application reference: S/2018/2801/FUL Application date: 18/12/2018 Council: South Northamptonshire Accuracy: Proximity	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.	<u>Link</u> ⊅

## House extensions and small new builds searched to 250m

5 house extensions and small new builds within 250m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: A Distance: 120 m Direction: W	Application reference: 22/01379/FUL Application date: 16/06/2022 Council: Stratford-On-Avon Accuracy: Exact	Address: 9 Ten Cottages, Wormleighton, Southam, Warwickshire, West Midlands, CV47 2XN Project: House (Extension) Last known status: Detailed plans have been granted.	Link 7
ID: A Distance: 120 m Direction: W	Application reference: 21/00762/LBC Application date: 24/03/2021 Council: Stratford-On-Avon Accuracy: Exact	Address: 9 Ten Cottages, Wormleighton, Southam, Warwickshire, West Midlands, CV47 2XN Project: House (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link ス



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# Agricultural

ID	Details	Description	Online record
ID: B Distance: 172 m Direction: W	Application reference: 19/00760/FUL Application date: 01/04/2019 Council: Stratford-On-Avon Accuracy: Exact	Address: Home Farm, Church Road, Wormleighton, Southam, Warwickshire, West Midlands, CV47 2XG Project: House (Extension) Last known status: The application for detail approval has been withdrawn.	<u>Link</u> ⊅
ID: C Distance: 216 m Direction: W	Application reference: 15/04048/LBC Application date: 30/11/2015 Council: Stratford-On-Avon Accuracy: Proximity	Address: The Manor Wormleighton, Wormleighton, Southam, Warwickshire, West Midlands, CV47 2XW Project: House (Extension) Last known status: Detailed plans have been granted.	Link 7
ID: C Distance: 216 m Direction: W	Application reference: 15/04047/FUL Application date: 30/11/2015 Council: Stratford-On-Avon Accuracy: Proximity	Address: Manor Farm Cottage, Wormleighton, Southam, Warwickshire, West Midlands, CV47 2XW Project: House (Extension) Last known status: Detailed plans have been granted.	Link 7



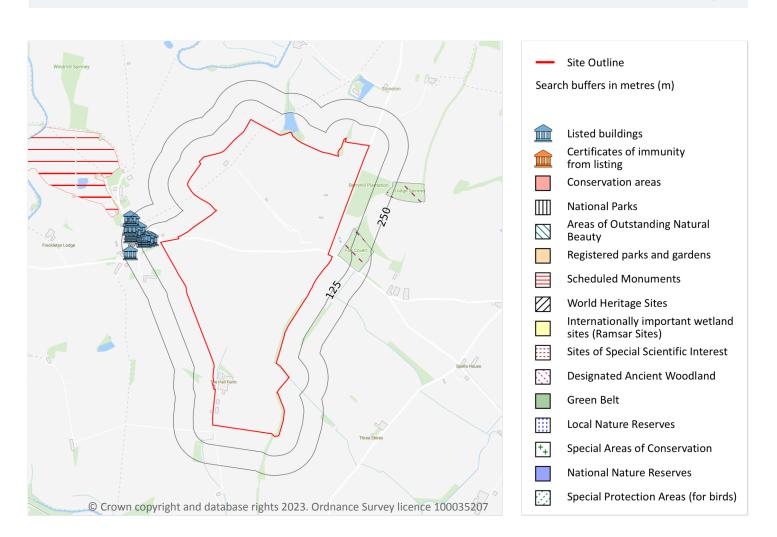
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# Agricultural

## **Planning constraints**



## **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 & Semi-Natural Woodland
210 m	NE	Lodge Spinney	Ancient & Semi-Natural Woodland

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



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### **Listed Buildings**

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

Distance	Direction	Name	Grade	Listed building reference number	Listed date
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	W	Manor Farm Cottage	Ш	1299312	21/04/1986
178 m	W	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	W	Tower Cottage Wormleighton Manor Gatehouse	*	1186246	07/01/1952
227 m	W	Wormleighton Manor House	*	1024403	07/01/1952
250 m	W	Wormleighton Manor House, Coach House And Stable Approximately 15 Metres North	II	1024404	21/04/1986

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



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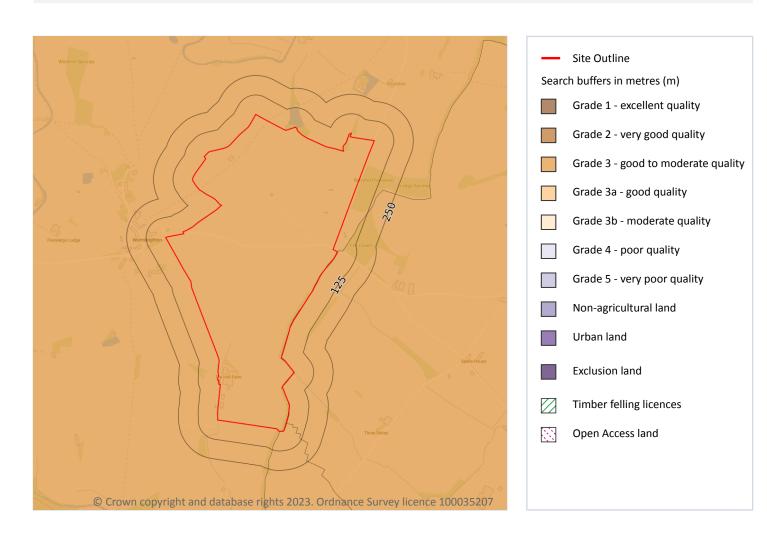




# Agricultural

## **Agricultural Features**





### 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	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.



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



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# Agricultural

Not identified

Identified

Identified

Identified

Not identified

Not identified

Not identified

Identified

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



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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			
Flooding				
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			
Natural ground subsidence				
Natural ground subsidence	Not identified			
Natural geological cavities	Not identified			
Non-natural ground subsidence				
Coal mining	Not identified			
Non-coal mining	Not identified			
Mining cavities	Not identified			
Infilled land	Identified			
Radon				
Radon	Identified			

Oil and gas	
Oil or gas drilling well	Not identified
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
Proposed solar installations	Identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Transportation	
HS2 route: nearest centre point of track	Identified
HS2 route: nearest overground section	Identified
HS2 surface safeguarding	Identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Identified
HS2 Extended Homeowner Protection Zone	Identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Identified

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Transportation	
Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 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 constraints	
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

#### Planning

Large projects searched to 750m	Identified
Small projects searched to 500m	Identified
House extensions and small new builds searched to 250m	Identified

Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified



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# Agricultural

# **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.

Please note Groundsure Agricultural Reports and assessments are only suitable for agricultural land and associated farmyards which are to remain in use for agricultural purposes. If you require an assessment for redevelopment purposes, please contact your search provider for further guidance.

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) (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



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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



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

### Risk of flooding from rivers and the sea

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

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

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

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

**Low** - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

**Medium** - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

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

FRAW (sea):

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

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

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

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

### **Historic flood events**

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

### Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the



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threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

### **Proposed flood defences**

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

#### **Flood storage areas**

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

### **Groundwater flooding**

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

# **Planning data limitations**

The planning applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and due to the volumes and the automated processes involved it is not possible to undertake additional checks to confirm its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure does not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for house extensions and small new builds, small developments and points or polygons for large developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has since been downgraded. The location of applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the property. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure has incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure has distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:



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- Mega urban: 250m for large developments, 75m for small developments and 50m for house extensions and small new builds
- Urban: 500m for large developments, 125m for small developments and 50m for house extensions and small new builds
- Rural: 750m for large development, 500m for small development and 250m for house extensions and small new builds

Please note, the search radius assigned to this property is detailed within the planning section of the report.

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 are 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 has excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

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. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

## **Conservation Area data limitations**

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

## **Underground data limitations**

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

## Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand.



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Each hazard is then provided with a rating on is potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidencedamage.pdf 7



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# Agricultural

## **Conveyancing Information Executive and our terms & conditions**

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: <u>info@groundsure.com</u> **7**. Groundsure adheres to the Conveyancing Information Executive Standards.

#### **The Standards**

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

### **Complaints Advice**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

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

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

#### Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: <u>info@groundsure.com</u> If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: <u>admin@tpos.co.uk</u> I We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: <u>www.groundsure.com/terms-and-conditions-april-2023/</u>

## Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see <u>www.groundsure.com/remediation</u> 7 for full details.

## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Agricultural report. To find out who they are and their areas of expertise see <u>www.groundsure.com/sources-reference</u> **7**.



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

