

LAND AT TRAINRIGGS, SHAP, PENRITH, CA10 3LG

## Professional opinion

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**Contaminated Land**  
**Low:**  
**Acceptable Risk**

[page 6 >](#)



**Flooding**  
**High**

[page 8 >](#)

Consultant's guidance and recommendations inside.



**Farm specific considerations**  
**Identified**

[page 12 >](#)



**Ground Stability**  
**Identified**

[page 8 >](#)



**Radon**  
**Identified**

[page 8 >](#)



**Energy**  
**Identified**

[page 9 >](#)



**Transportation**  
Not identified



**Planning Constraints**  
Not identified



**Planning Applications**  
3

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## Contaminated land liability

### Banking security

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

Yes

### Statutory or 3rd party action

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

Unlikely

### Environmental liability

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

Unlikely

## Overview of findings and recommendations

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

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

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





## Contaminated Land

No recommendations are considered necessary for the property.



## 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 is 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.

### Tanks

It is common for either underground storage tanks (USTs) and/or above ground storage tanks (ASTs) to be present within an agricultural premises/farm yard for the storage of heating oil, diesel fuel or petrol. As there is not a reliable database pinpointing the locations of all USTs and ASTs across the UK, further investigation to identify the presence of any tanks on site would be advised.

### Open access land

An area of "open access land" has been identified at or adjacent to the site. The Countryside and Rights of Way Act 2000 (CRoW Act) normally gives a public right of access to land mapped as 'open country' (mountain, moor, heath and down) or registered common land. These areas are known as "open access land". For further information about the implications for this on your property can be found at <https://www.gov.uk/guidance/open-access-land-management-rights-and-responsibilities> ↗. See [page 40 >](#) for further details.

### Agricultural land classifications

The site contains areas which have been assessed under an Agricultural Land Classification Scheme. The scheme grades land according to its potential to support agriculture, with Grade 1 being the highest quality and Grade 5 being the poorest quality. A full breakdown of all the classifications present on site and their meanings can be found in the Agricultural Features section. See [page 39 >](#) for details.



## 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 [www.nfuonline.com/cross-sector/environment/water/flooding/](http://www.nfuonline.com/cross-sector/environment/water/flooding/) ↗



 **Radon**

The property is in an area where elevated radon levels are expected to be found in 10-30% of properties.

**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
- full 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
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> ↗ for further information
- 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 31](#) > 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 natural ground subsidence. You should consider the following:

**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

 **Energy****Wind**

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

**Next steps for consideration:**

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

**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

**National Grid underground gas pipelines**

A high pressure gas pipeline operated by National Grid has been identified to lie beneath the site. Whilst normal agricultural activities are not generally considered to affect the integrity of pipelines, the landowner should consult National Grid prior to undertaking deep cultivation in excess of 0.5m. Any construction works, protective measures e.g. concrete slab protection, reduction of cover, demolition, or work involving excavation of any kind should not be undertaken in proximity to the pipeline without the formal written consent of National Grid. Please note this list is not exhaustive. Further information on necessary precautions and further activities which require consultation can be found in the booklet [Specification for safe working in the vicinity of National Grid high pressure gas pipelines and associated installations - requirements for third parties](#) ↗

## Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see [page 2](#) > for further advice.



### Contaminated Land

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

Please see [page 17](#) > for details of the identified issues.

<b>Past Land Use</b>	<b>Low</b>
<b>Waste and Landfill</b>	<b>Low</b>
<b>Current and Recent Industrial</b>	<b>Low</b>

## Current land use

### Current farm activities

The study site comprises three agricultural fields demarcated with dry stone walls. A surface water feature crosses from the north to the west and a culverted water feature crosses the north east.

No working farm buildings have been identified at the property, and it has been presumed that all agricultural chemicals and fuels are stored off site.

### 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 290m AOD across the majority of the site rising gently to 300m AOD in the south.

### Crop Map of England

The following types of crop/land cover have been identified within the site boundary between late spring and summer of 2023:

Grass.

This data is taken from the Crop Map of England (CROME) provided by the Rural Payments Agency under Open Government Licence, © Crown copyright 2023.

### Surrounding area

**North:** A surface water feature, a road, a residential property with garden and agricultural land.

**South:** A surface water feature extends off site and agricultural land.

**East:** A surface water feature and agricultural land.

**West:** Agricultural land.



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## Historical land use

### On-site

No potentially contaminative land uses have 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

No Environmental Permits of concern have been identified on site or in proximity to the property. 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 superficial till and alluvium deposits underlain by bedrock layers of the Potts Beck, the Ashfell and the Knipe Scar Limestone Formations. Groundwater mapping indicates the superficial deposits to be classified as Secondary A and Secondary Undifferentiated aquifers and bedrock layers to be classified as a Secondary A aquifer.

Surface water features are noted on and near to the site.

Potentially vulnerable receptors have been identified including site users, residents of nearby dwellings with gardens, the aforementioned surface water features and the underlying aquifers. Groundsure considers that the property has a high environmental sensitivity.

## Conclusion

There is no working farmyard on site and no areas associated with a significant contaminative risk have been identified at the site. No significant areas of infilling are noted to be associated with the property.

Groundsure has not identified a potential Source-Pathway-Receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Contaminated Land assessment methodology contained within this report.



## 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 high.

Please see [page 25](#) > for details of the identified issues.

River and Coastal Flooding	<b>High</b>
Groundwater Flooding	<b>Low</b>
Surface Water Flooding	<b>Highly Significant</b>
FloodScore™ insurance rating	<b>Very High</b>
Past Flooding	Not identified
Flood Storage Areas	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.

Natural Ground Stability	<b>Moderate-High</b>
Non-Natural Ground Stability	Not identified



### 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 10% and 30%.

Please see [page 31](#) > for details of the identified issues.

**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.

Please see [page 2](#) > for further advice. Additionally, see [page 32](#) > for details of the identified issues.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Not identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Identified**



### Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see [page 2](#) > for further advice. Additionally, see [page 36](#) > for details of the identified issues.

**Power stations**

**Not identified**

**Energy Infrastructure**

**Identified**

**Projects**

**Not identified**



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## Transportation summary




### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

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

<b>HS2 Route</b>	Not identified
<b>HS2 Safeguarding</b>	Not identified
<b>HS2 Stations</b>	Not identified
<b>HS2 Depots</b>	Not identified
<b>HS2 Noise</b>	Not assessed
<b>HS2 Visual impact</b>	Not assessed



### Crossrail

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

<b>Crossrail 2 Route</b>	Not identified
<b>Crossrail 2 Stations</b>	Not identified
<b>Crossrail 2 Worksites</b>	Not identified
<b>Crossrail 2 Safeguarding</b>	Not identified
<b>Crossrail 2 Headhouse</b>	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.

<b>Active Railways and Tunnels</b>	Not identified
<b>Historical Railways and Tunnels</b>	Not identified
<b>Railway and Tube Stations</b>	Not identified
<b>Underground</b>	Not identified



## Planning summary



### Planning Applications

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

**1**

#### **Large Developments**

searched to 750m

Please see [page 37 >](#) for details of the proposed developments.**2**

#### **Small Developments**

searched to 500m

Please see [page 38 >](#) for details of the proposed developments.**0**

#### **House extensions or new builds**

searched to 250m

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 45 >](#).



### Planning constraints

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.

**Environmental Protected Areas** Not identified  
**Visual and Cultural Protected Areas** Not identified

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## Agricultural features summary



### Agricultural Land Classification

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

**Highest Classification**  
**Lowest Classification**

**Grade 4**  
**Grade 4**



### Open Access Land

Open Access Land has been identified at the property. This may include 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. Please see [page 3](#) > for further advice. Additionally, see [page 40](#) > for details of the identified issues.

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

**Not identified**  
**Not identified**  
**Not identified**  
**Identified**



### Timber felling licences

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

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

**Not identified**  
**Not identified**  
**Not identified**  
**Not identified**  
**Not identified**



## Other environmental considerations



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

### Asbestos

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

### Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these 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](mailto:projects@groundsure.com) [↗](#). 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.



## 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 [www.gov.uk/guidance/countryside-hedgerows-regulation-and-management](https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management) ↗.

## Tree Protection Orders

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

## Riparian Ownership

If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact Groundsure if you need further advice on riparian ownership issues relating to this property.



## Recent aerial photograph



Capture Date: 20/04/2022

Site Area: 13.22ha



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## Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	2
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	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0





**Contaminated land / Past land use**



**— Site Outline**

Search buffers in metres (m)

Former industrial land uses

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

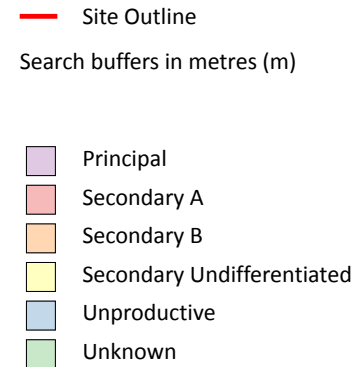
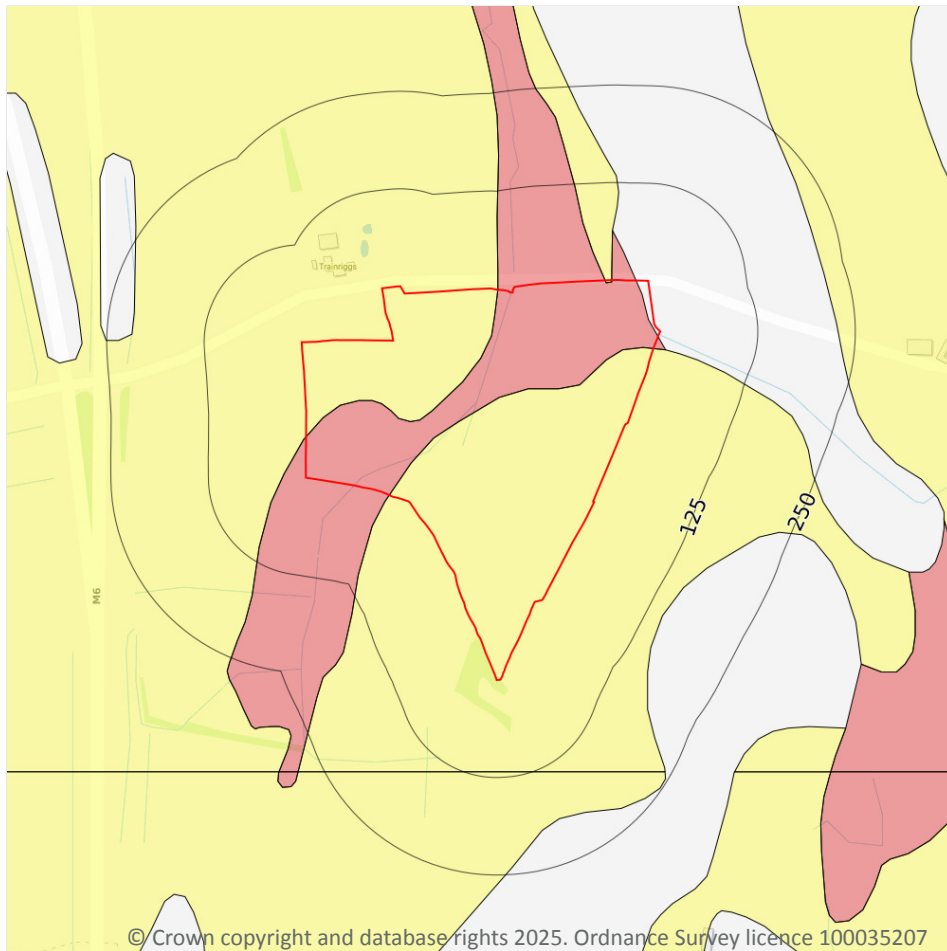
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see [page 2 >](#) for further advice.

Distance	Direction	Use	Date
216 m	W	Cuttings	1974
250 m	W	Unspecified Quarry	1897

This data is sourced from Ordnance Survey/Groundsure.

## Superficial hydrogeology



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### Aquifers within superficial geology

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

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Secondary A
0	on site	Secondary Undifferentiated
118 m	S	Secondary Undifferentiated

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

## Superficial geology

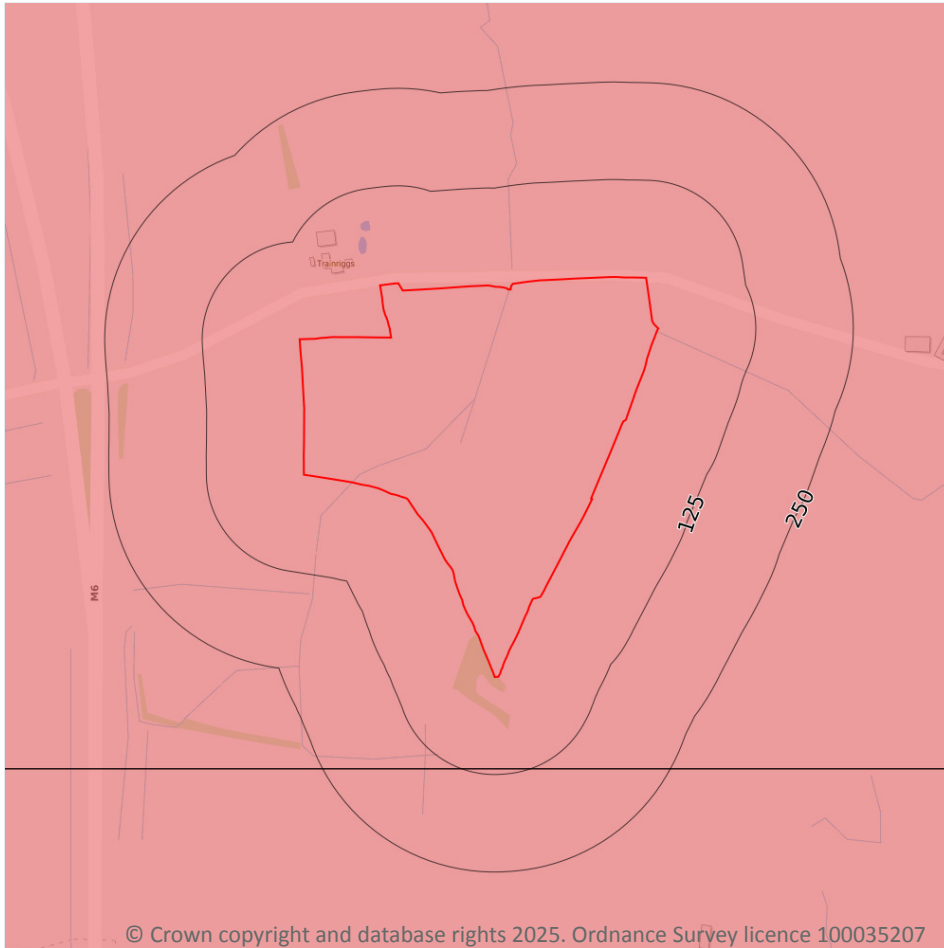
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
ALLUVIUM	ALV-XCZSV	CLAY, SILT, SAND AND GRAVEL
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.



## Bedrock hydrogeology



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

### Aquifers within bedrock geology

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Secondary A
118 m	S	Secondary A

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
POTTS BECK LIMESTONE FORMATION	PBK-LMST	LIMESTONE
ASHFELL LIMESTONE FORMATION	AFL-LMST	LIMESTONE
KNIFE SCAR LIMESTONE FORMATION	KNL-LMST	LIMESTONE

This data is sourced from British Geological Survey.



**Hydrology**



**Site Outline**

Search buffers in metres (m)

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

Type of watercourse:

- At ground level
- Underground
- Elevated
- Unspecified

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**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: Not provided Permanence: Watercourse contains water year round (in normal circumstances)

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: Trainrigg Sike 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: Trainrigg Sike 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: Trainrigg Sike 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: Trainrigg Sike Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
6 m	N	Name: Trainrigg Sike 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)
94 m	SW	Name: Trainrigg Sike Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
99 m	SW	Name: Trainrigg Sike 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)
108 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)
123 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)



Distance	Direction	Details
134 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)
134 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)
148 m	SW	Name: Trainrigg Sike 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)
148 m	SW	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)
150 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
216 m	W	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)
224 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
225 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.



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Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com) ↗  
 01273 257 755

Ref: XP-INL-9626411  
 Your ref: 653686 - 2  
 Grid ref: 357940 515457



**Flooding / Risk of flooding from rivers and the sea**



**— Site Outline**

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low

- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Proposed Flood Defence Scheme
- Flood Defences

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**Risk of flooding from rivers and the sea**

The property has a High chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk.

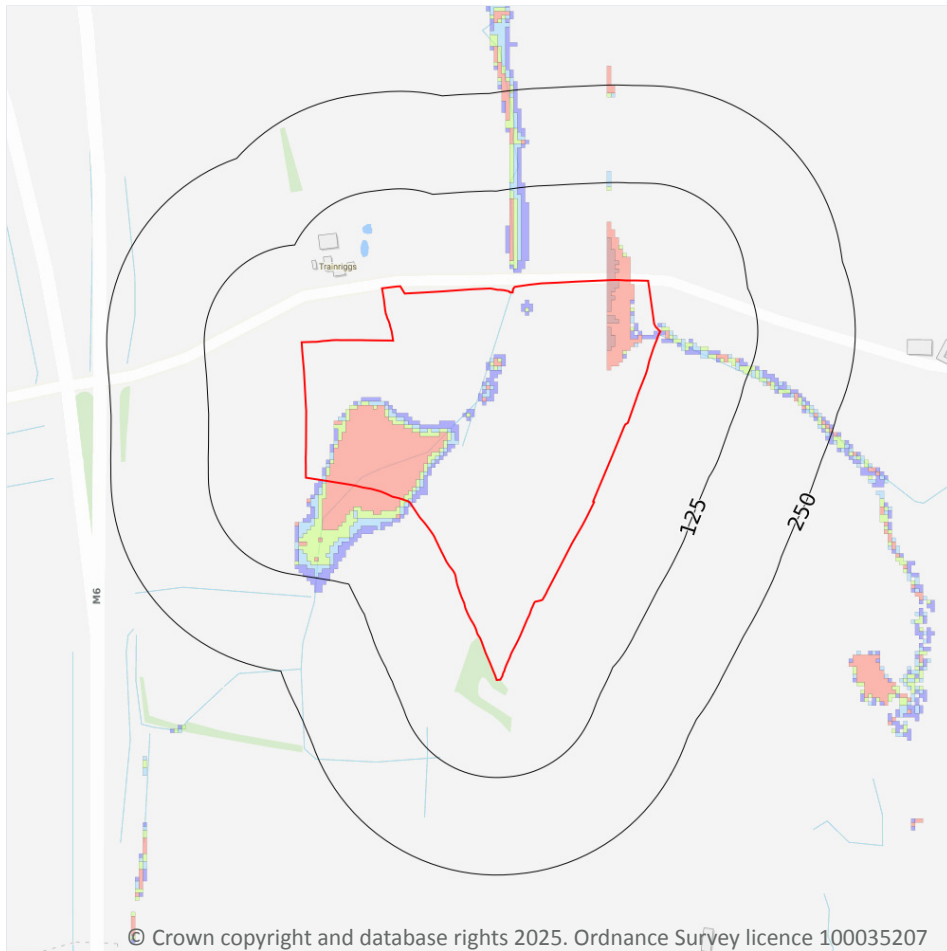
RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. [Click here](#) for explanation of the levels of flood risk.

Please see [page 2](#) > for further advice.

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



**Flooding / Surface water flood risk**



**Surface water flood risk**

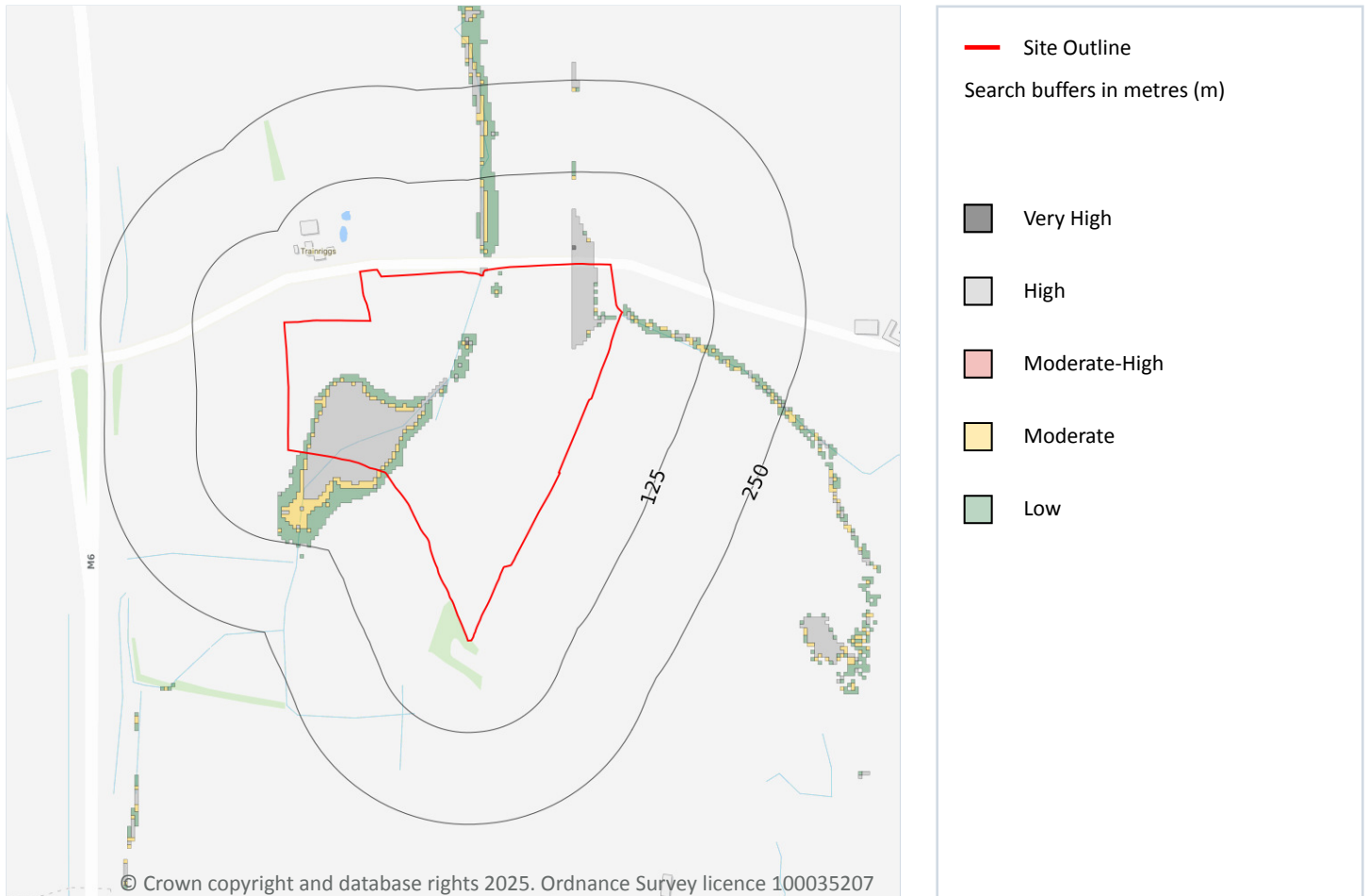
The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Highly 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 greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. 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.



**Flooding / Ambiental FloodScore™ insurance rating**



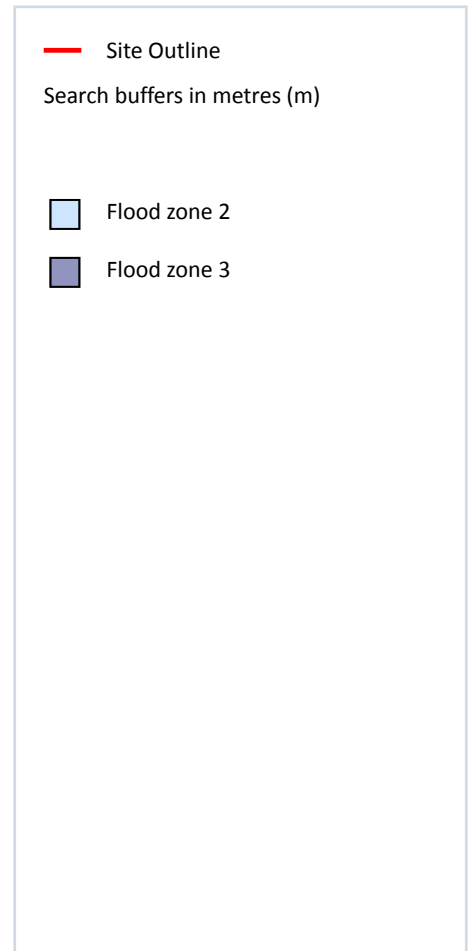
The property has been rated as having a Very High level of flood hazard.

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

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



**Flooding / Flood map for planning**



The Environment Agency Flood Zone information is used within the planning system to help determine whether flood risk assessments are required for development. This guidance forms part of the National Planning Policy Framework (NPPF). The different Flood Zones are classified as follows (note that the risk values stated below do not take into account any flood defences -see the RoFRaS data for a rating that takes flood defences into account):

**Zone 1** – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.

**Zone 2** – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

**Zone 3 (or Zone 3a)** – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

**Zone 3b** – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme. The Flood Zone(s) found at the property are shown in the table below.

Distance	Direction	Description
0	on site	Flood zone 2
0	on site	Flood zone 3

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

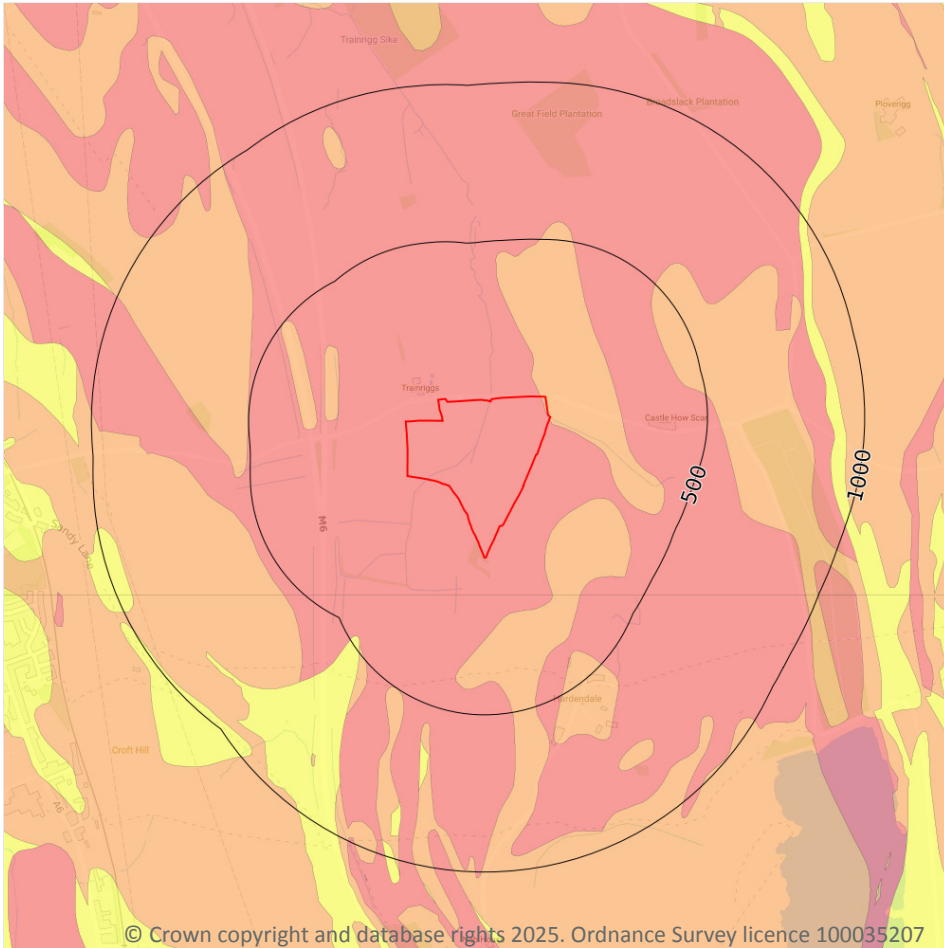


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Ref: XP-INL-9626411  
Your ref: 653686 - 2  
Grid ref: 357940 515457

## Ground stability / Natural ground subsidence



— Site Outline  
Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

### Natural ground subsidence

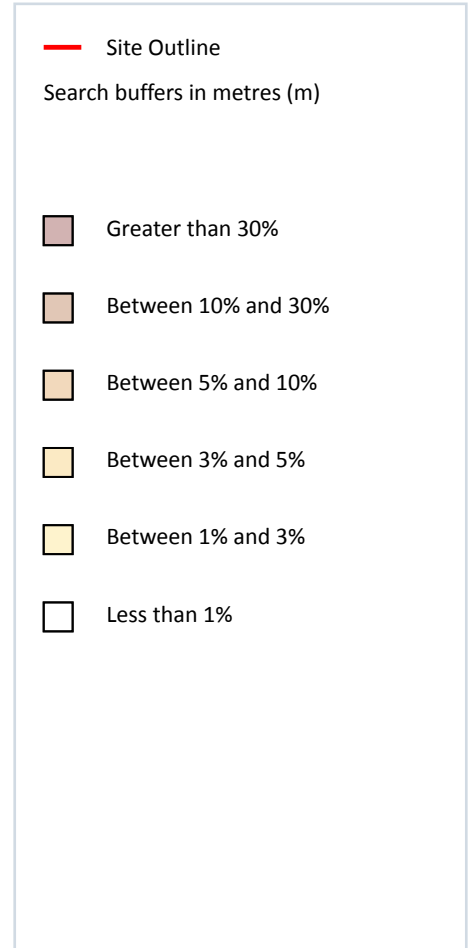
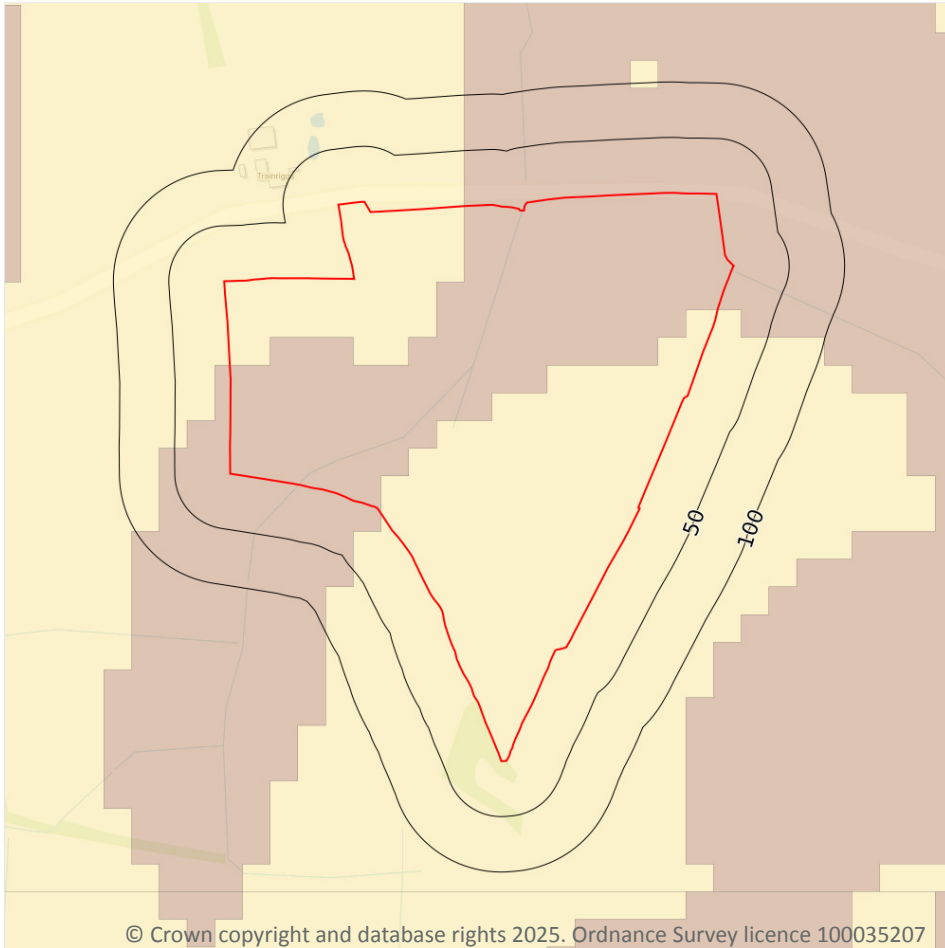
The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see [page 2](#) > for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.



**Radon**



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

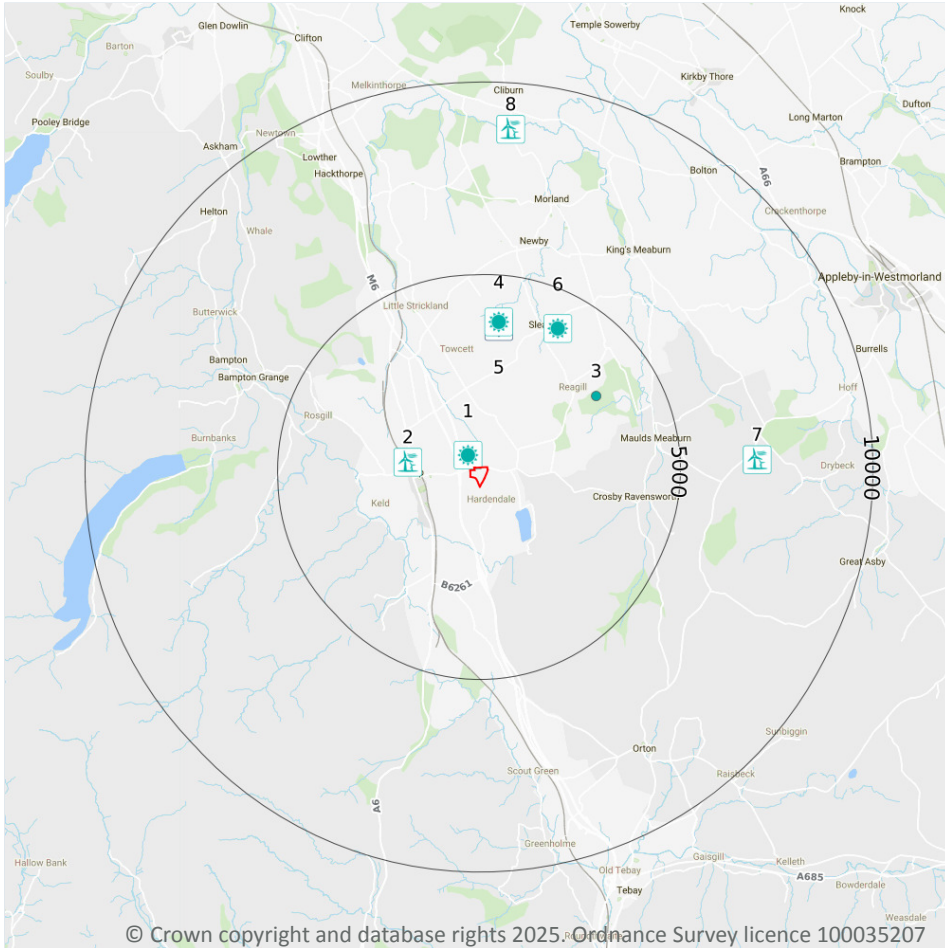
In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or [www.ukradon.org](http://www.ukradon.org).

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 ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see [page 2](#) for further advice.






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

## Energy / Wind and solar



**Site Outline**

Search buffers in metres (m)

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

### Proposed wind farms

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

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.



ID	Distance	Direction	Details	
2	1-2 km	W	Site Name: Nook Farm, Shap, Penrith, Cumbria, CA10 3LZ Planning Application Reference: 12/1029 Type of Project: 2 Wind Turbines	Application Date: 2012-12-12 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 80kw wind turbines on 24.8 masts. Approximate Grid Reference: 356090, 515759
7	6-7 km	E	Site Name: Land off, Hoff Moor, Drybeck, Appleby, Eden, Cumbria, CA16 6TF Planning Application Reference: 03/0788 Type of Project: 3 Wind Turbines	Application Date: 2003-08-19 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises erection of 3 wind turbines, together with ancillary equipment. Approximate Grid Reference: 365159, 515825
8	8-9 km	N	Site Name: St Cuthbert's Church, Cliburn, Penrith, Eden, Cumbria, CA10 3A Planning Application Reference: 08/0469 Type of Project: 4 Wind Turbines	Application Date: 2008-06-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of temporary water sampling and analysis trailer housing, with solar panels and 4 6.4m high associated wind turbines. Approximate Grid Reference: 358760, 524403

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	
3	3-4 km	NE	Site Name: Beech Tree Farm, Reagill, Penrith, Eden, Cumbria, CA10 3ER Planning Application Reference: 05/0852 Type of Project: Wind Turbine	Application Date: 2005-10-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises proposed small wind turbine to generate domestic electricity supply. Approximate Grid Reference: 360979, 517473

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

## Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
4	3-4 km	N	Towcett Farm, Land To The East of Towcett Farm, Towcett, Little Strickland, Penrith, CA10 3EQ	Contractor: Lightsource Renewable Energy LPA Name: Westmorland and Furness Capacity (MW): 4.9	Application Date: 05/08/2015 Pre Consent Status: Abandoned Post Consent Status: Abandoned Date Commenced: -

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

## Proposed solar installations

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

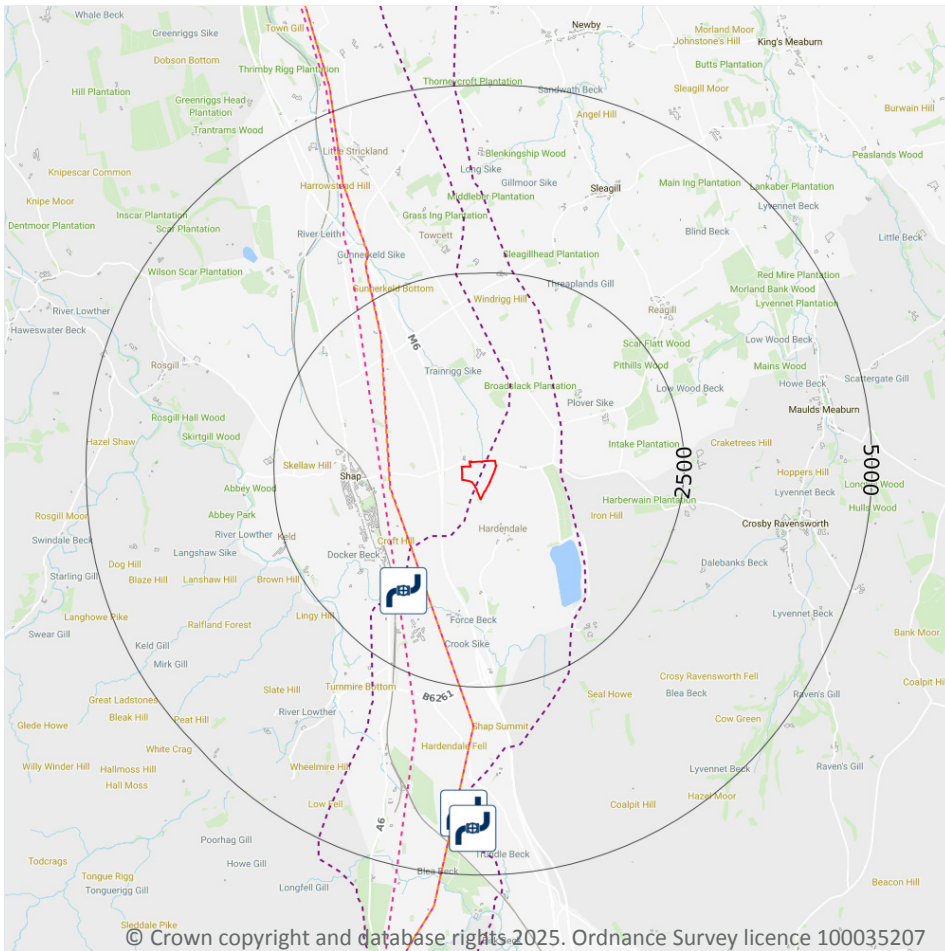


ID	Distance	Direction	Address	Details	
1	360 m	NW	Land North And South of Trainriggs, Shap, Penrith, CA10 3LG	Applicant name: No Details Application Status: EIA Screening Opinion Application Date: 06/11/2023 Application Number: 23/0759	Screening Opinion for a proposed solar farm and battery storage area.
5	3-4 km	N	Land to the east of Towcett Farm, Little Strickland, Penrith	Applicant name: Lightsource SPV No 128 C/O Agent Application Status: - Application Date: 05/08/2015 Application Number: 15/0644	Installation and operation of a solar farm and associated infrastructure
6	4-5 km	NE	Meadow Bank, Sleagill, Penrith, CA10 3HD	Applicant name: Mr George Allan Application Status: No Details Application Date: 19/12/2022 Application Number: 22/0972	Installation of solar array with associated battery storage

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



**Energy / Energy infrastructure**



**Site Outline**

Search buffers in metres (m)

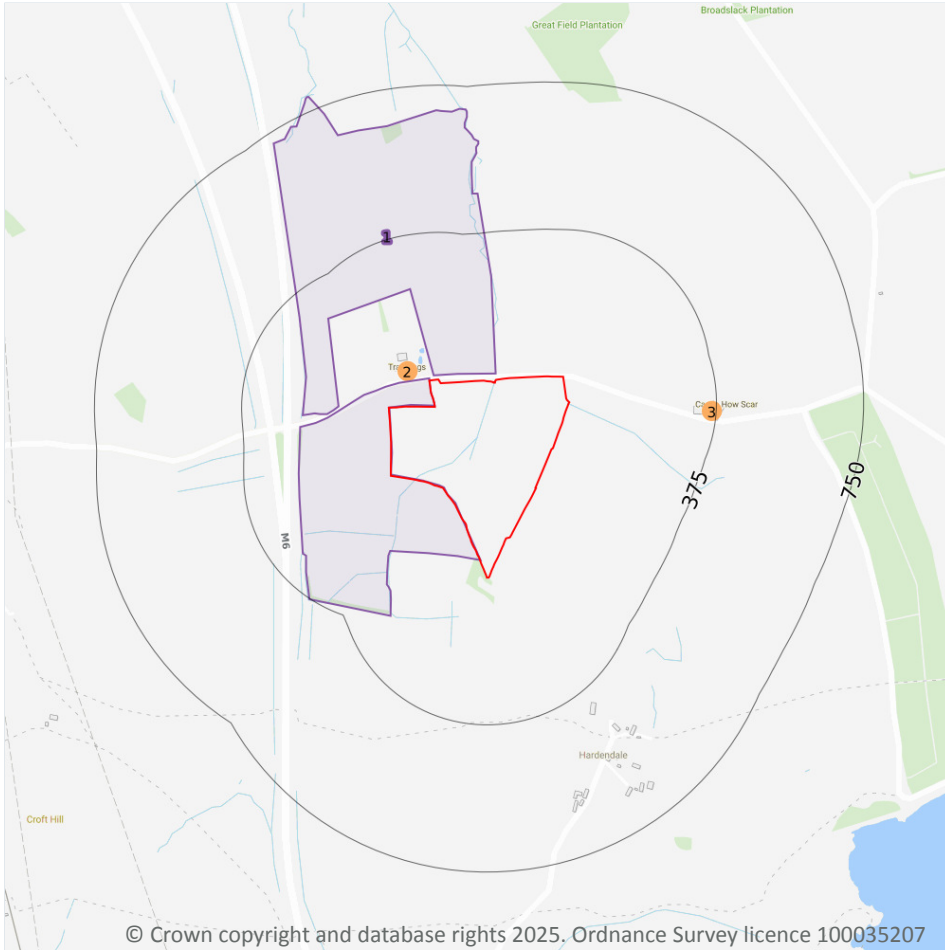
- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

**National Grid energy infrastructure**

There is energy infrastructure, such as electricity or gas transmission or storage taking place on or near to the property. This could include high capacity electricity transmission lines, electricity substations, strategic gas pipes and feeders and other National Grid infrastructure associated with electricity generation and transmission and gas transmission.

This data is sourced from the National Grid.

**Planning Applications**



**Site Outline**

Search buffers in metres (m)

- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

**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: 23/0759 Application date: 06/11/2023 Council: Eden Accuracy: Exact	Address: Trainriggs, Shap, Penrith, Cumbria, CA10 3 Project: Solar Farm/Battery Storage Area Last known status: A planning application has yet to be submitted.	<a href="#">Link</a> ↗

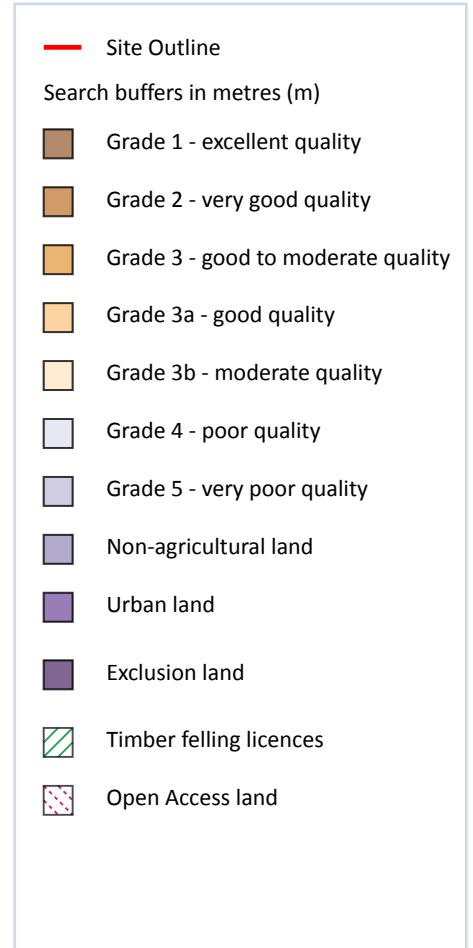
## Small projects searched to 500m

2 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: 2 Distance: 61 m Direction: NW	Application reference: 18/0210 Application date: 16/03/2018 Council: Eden Accuracy: Proximity	Address: Trainriggs, Shap, Penrith, Cumbria, CA10 3LG Project: Bunk House Accommodation (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 3 Distance: 364 m Direction: E	Application reference: 23/0092 Application date: 06/02/2023 Council: Eden Accuracy: Proximity	Address: Castle Court, Shap, Penrith, Cumbria, CA10 3LG Project: Holiday Let Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>



## Agricultural Features



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### Agricultural land classifications

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

Distance	Direction	Details
0 m	on site	<p>Classification: Grade 4</p> <p>Description: Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.</p>

This data has been sourced from Natural England under the Open Government Licence v3.0  
<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> ↗

## Open access land

The Countryside and Rights of Way Act 2000 (CRoW Act) normally gives a public right of access to land mapped as 'open country' (mountain, moor, heath and down) or registered common land. These areas are known as 'open access land'. This data also includes land previously dedicated for public access under previous legislation. Whilst open access land should be accessible on foot for walking, sightseeing, bird watching, climbing and running, there are restrictions on what other activities are permitted within the land. For further information please see <https://www.gov.uk/guidance/open-access-land-management-rights-and-responsibilities>. ↗

Distance	Direction	Details
0 m	on site	Name: Hardendale Nab (Westmorland) Classification: Section 4 Conclusive Registered Common Land Section 15 relevant legislation: not provided
0 m	on site	Name: Harkeld Common (Westmorland) Classification: Section 4 Conclusive Registered Common Land Section 15 relevant legislation: not provided
0 m	on site	Name: Hardendale Nab (Westmorland) Classification: Section 4 Conclusive Registered Common Land Section 15 relevant legislation: not provided
0 m	on site	Name: Harkeld Common (Westmorland) Classification: Section 4 Conclusive Registered Common Land Section 15 relevant legislation: not provided

This data has been sourced from Natural England (for sites in England) and Natural Resources Wales (for sites in Wales) under the Open Government Licence v3.0 <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> ↗

## Timber felling licences

Felling Licence Application (FLA) areas approved by Forestry Commission England.

Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

You normally need to get permission from the Forestry Commission to fell growing trees. This is usually given in a Felling Licence or an approval under a grant scheme. In certain circumstances you may also need special permission from another organisation for any proposed felling. This sometimes applies even if you do not need a Felling Licence.

Everyone involved in the felling of trees, whether doing the work or by engaging others, e.g. the owner, agent, timber merchant or contractor, must ensure that a licence or approval under a grant scheme has been issued before any felling is carried out or that one of the exceptions apply. They must also ensure that the work is





carried out in accordance with the terms of a Forestry Commission permission. If there is no licence or other valid permission, or if the wrong trees are felled, anyone involved can be prosecuted.

Distance	Direction	Details
222 m	W	Description: Selective Fell/Thin (Unconditional) Reference: 018/366/15-16 Application date: Highways England
223 m	W	Description: Selective Fell/Thin (Unconditional) Reference: 018/366/15-16 Application date: Highways England

This data has been sourced from the Forestry Commission under the Open Government Licence v3.0  
<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> ↗



## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

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



## Source Protection Zones and drinking water abstractions

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

## Hydrology

### Water courses from Ordnance Survey **Identified**

Surface water abstractions	Not identified
----------------------------	----------------

## Flooding

### Risk of flooding from rivers and the sea **Identified**

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to 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 **Identified**

Natural geological cavities	Not identified
-----------------------------	----------------

## Non-natural ground subsidence

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

## Radon

Radon	<b>Identified</b>
-------	-------------------

## 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	Not identified
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### Proposed wind farms **Identified**

### Proposed wind turbines **Identified**

### Existing and agreed solar installations **Identified**

### Proposed solar installations **Identified**

## Energy

Electricity transmission lines and pylons	Not identified
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### National Grid energy infrastructure **Identified**

Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

## Transportation

HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified



## Transportation

HS2 depots	Not identified
HS2 noise and visual assessment	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	Not 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	Not 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      Not identified

## Planning constraints

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



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Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com) ↗  
 01273 257 755

Ref: XP-INL-9626411  
 Your ref: 653686 - 2  
 Grid ref: 357940 515457

## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

## 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 [www.groundsure.com/sources-reference](https://www.groundsure.com/sources-reference) ↗.

## Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

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In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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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.

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

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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com)

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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