

Lot 3 (Field Nos. 8557 & 9435, Hilltop Farm, Gamblesby, Penrith, Cumbria, CA10 1HY)

Professional opinion

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Contaminated Land

Low-Moderate:
Acceptable Risk

[page 5 >](#)



Flooding

High

[page 7 >](#)

Consultant's guidance and recommendations inside.



Farm specific considerations

Identified

[page 11 >](#)



Ground Stability

Identified

[page 7 >](#)



Radon

Passed



Energy

Identified

[page 8 >](#)



Transportation

Not identified



Planning Constraints

Not identified



Planning Applications

Not identified



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Contaminated land liability

Banking security

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

Yes

Statutory or 3rd party action

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

Unlikely

Environmental liability

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

Unlikely

Overview of findings and recommendations

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

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

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend. You can view the fully comprehensive library of information we have searched on [page 34 >](#).





Contaminated Land

No recommendations are considered necessary for the property.



Agricultural features

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.

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 825883 due to run for 5 years from 01/01/2020 to 31/12/2024.
- A Countryside Stewardship (Middle Tier) scheme with reference 1273123 due to run for 5 years from 01/01/2022 to 31/12/2026.

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 32 >](#) 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/ ↗

Other considerations

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



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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

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



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 16](#) > for details of the identified issues.

Past Land Use

Low-Moderate

Waste and Landfill

Low

Current and Recent Industrial

Low

Current land use

Current farm activities

The study site comprises two agricultural fields demarcated with dry stone walls. Watercourses are noted in the west and south west.

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 150m AOD in the south west of the site rising gently to 180m AOD in the north east.

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, Trees and Scrubs, short Woody plants, hedgerows.

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: Agricultural fields.

South: Watercourses, a road and agricultural fields.

East: Agricultural fields.

West: A watercourse, a road and agricultural fields.



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Historical land use

On-site

Loud Sike (watercourse) extended from the west to the north west of the site. This was potentially been infilled and is considered to be of minor concern.

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 glaciolacustrine, alluvium, glaciofluvial and till deposits underlain by bedrock layers of the St Bees Sandstone Member. Groundwater mapping indicates the superficial deposits to be classified as Secondary A and Secondary Undifferentiated aquifers as well as an unproductive stratum and bedrock layers to be classified as a Principal aquifer.

Surface watercourses have been identified on site and off site.

Potentially vulnerable receptors have been identified including site users, the 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. In addition, there do not appear to be any significant areas of infilled land associated with the property, though small areas associated with the former Loud Sike (watercourse) may have been used for refuse disposal in the past.

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 24](#) > for details of the identified issues.

River and Coastal Flooding	High
Groundwater Flooding	Moderate-High
Surface Water Flooding	Significant
FloodScore™ insurance rating	High
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	Moderate-High
Non-Natural Ground Stability	Not identified



Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not 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 31](#) > for details of the identified issues.

Planned Multiple Wind Turbines
Planned Single Wind Turbines
Existing Wind Turbines
Proposed Solar Farms
Existing Solar Farms

Not identified
Not identified
Not identified
Identified
Not identified



Energy

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




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.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

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

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



Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified



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Planning summary



Planning Applications

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

0

Large Developments

searched to 750m

0

Small Developments

searched to 500m

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 37 >](#).



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 3
Grade 3



Open Access Land

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

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

Not identified
Not identified
Not identified
Not identified



Timber felling licences

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

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

Not identified
Not identified
Not identified
Not identified
Not identified



Other environmental considerations



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

Asbestos

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

Site-specific features

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

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: 17/07/2021

Site Area: 9.26ha



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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	3	0
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

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

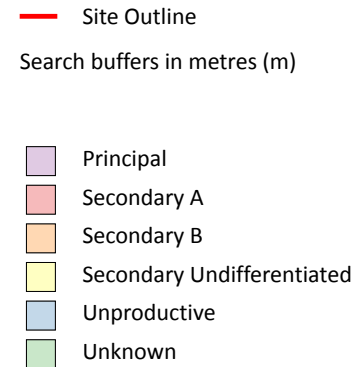
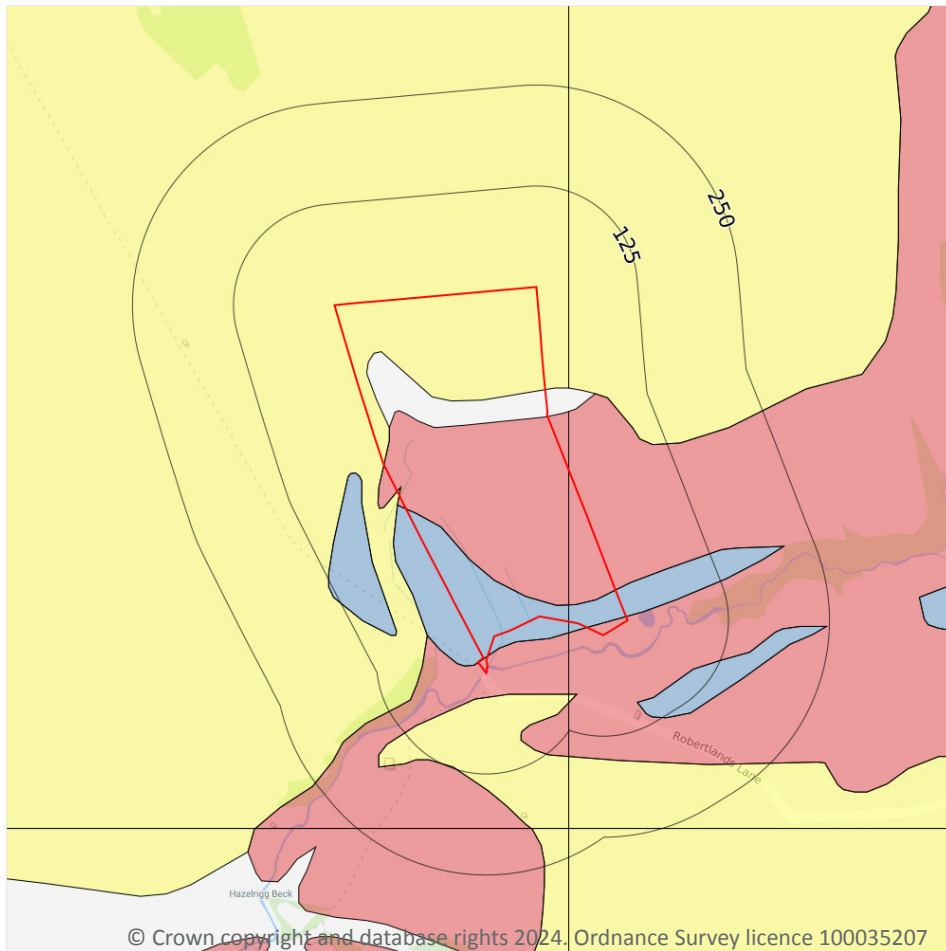
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

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

Distance	Direction	Use	Date
26 m	NE	Unspecified Old Quarry	1900
31 m	NE	Unspecified Old Quarry	1951
38 m	NE	Unspecified Quarry	1860

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
0	on site	Unproductive
29 m	NE	Secondary Undifferentiated
30 m	S	Secondary Undifferentiated
33 m	W	Unproductive
80 m	S	Secondary Undifferentiated
84 m	S	Secondary A
93 m	SE	Unproductive
145 m	S	Secondary Undifferentiated
192 m	S	Secondary A
200 m	S	Secondary Undifferentiated
218 m	S	Secondary Undifferentiated

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

Superficial geology

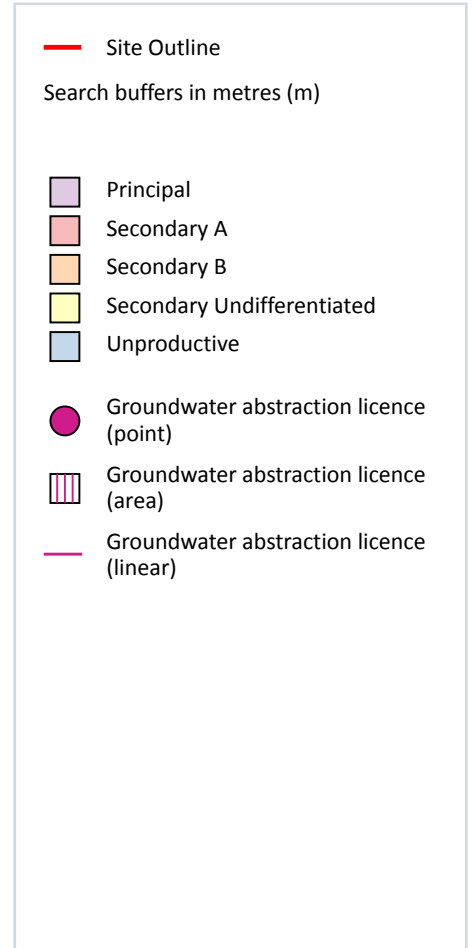
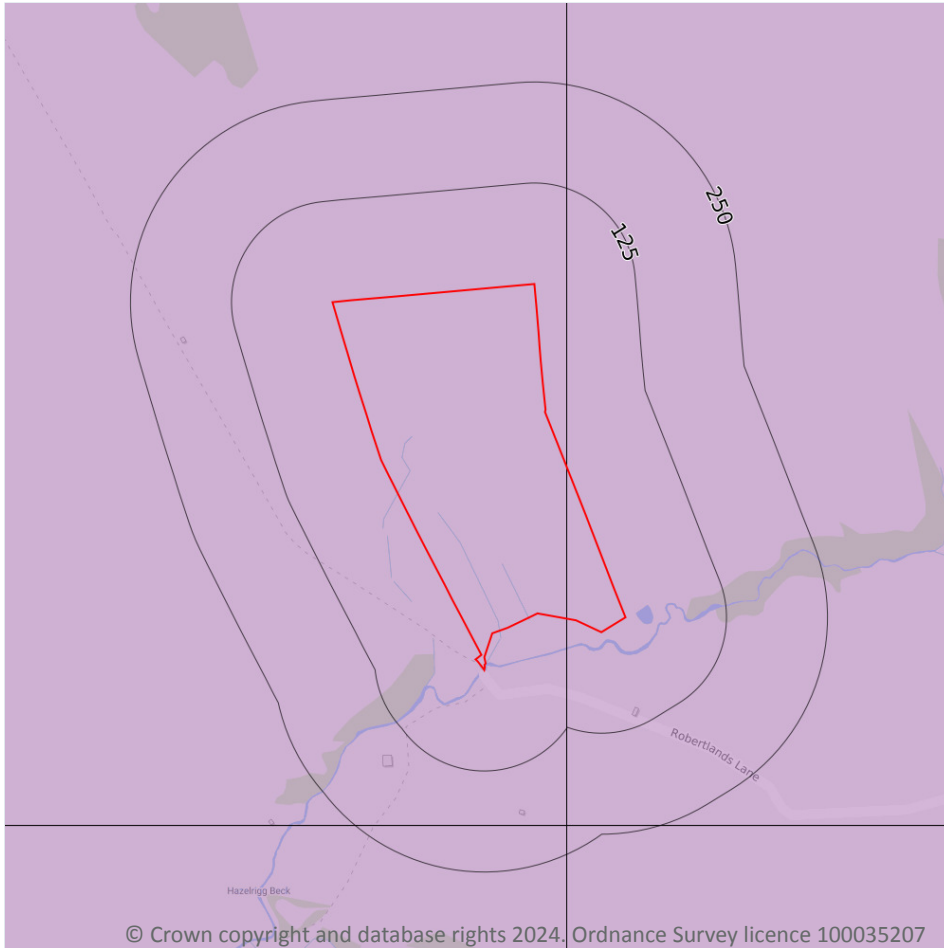
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
GLACIOLACUSTRINE DEPOSITS, DEVENSIAN	GLLDD-C	CLAY
ALLUVIUM	ALV-XCZSV	CLAY, SILT, SAND AND GRAVEL
GLACIOFLUVIAL DEPOSITS, DEVENSIAN	GFDUD-XSV	SAND AND GRAVEL
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.



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.



Distance	Direction	Designation
0	on site	Principal
192 m	S	Principal
218 m	S	Principal

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
ST BEES SANDSTONE MEMBER	SBS-SDST	SANDSTONE

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
- Elevated
- Underground
- 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: On ground surface 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)
1 m	S	Name: Hazelrigg Beck 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	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)
2 m	S	Name: Hazelrigg Beck 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)
3 m	S	Name: Hazelrigg Beck 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	S	Name: Hazelrigg Beck 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)
9 m	S	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)
35 m	SW	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
35 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)
36 m	S	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)



Distance	Direction	Details
36 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)
38 m	S	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)
43 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)
46 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)
54 m	SW	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
70 m	S	Name: Hazelrigg Beck 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)
102 m	SE	Name: Hazelrigg Beck 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)
102 m	SE	Name: Hazelrigg Beck 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)
116 m	SE	Name: Hazelrigg Beck 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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 01273 257 755

Ref: XP-INL-00656145_2861700
 Your ref: BR/109382.008
 Grid ref: 359890 540459

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

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. See [page 37 >](#) 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



— Site Outline

Search buffers in metres (m)

125 250

Surface water flood risk

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

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Surface water flood risk

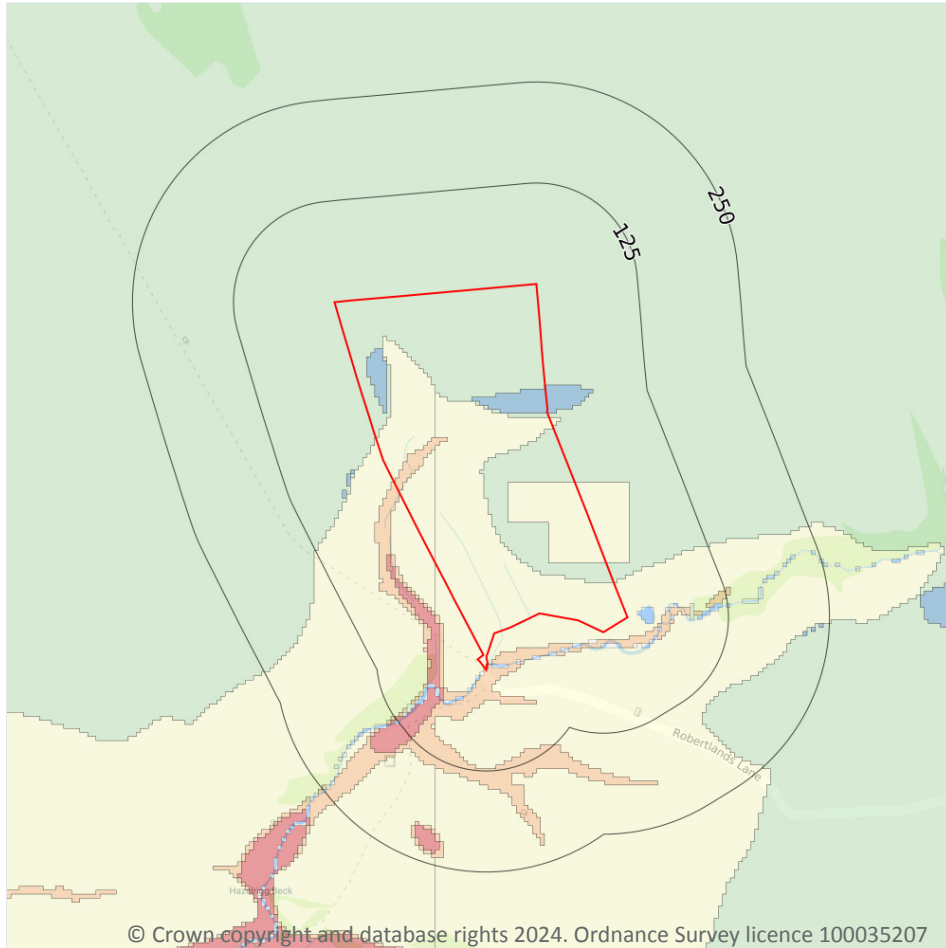
The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

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 Ambiantal Risk Analytics maps.



Flooding / Groundwater flooding



— Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

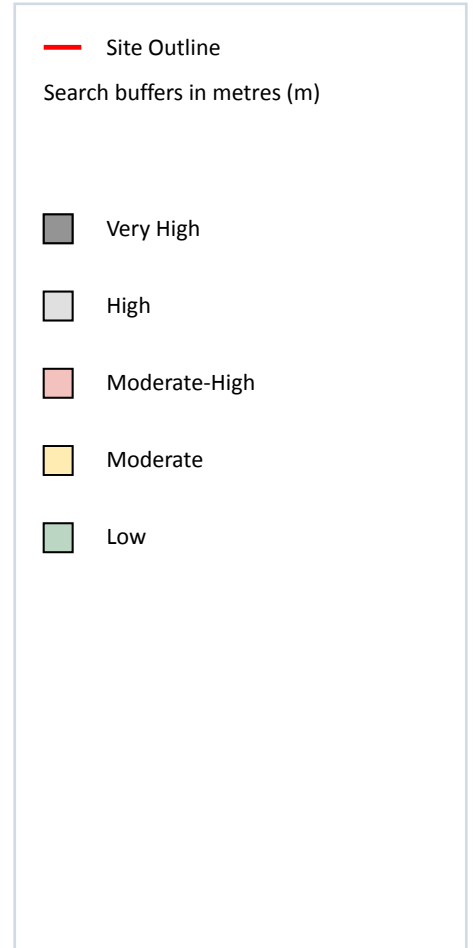
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Ambiental data indicates that the property is in an area with a moderate to high risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels could rise above ground level to depth of up to 25cm. Basement areas may become inundated.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.



Flooding / Ambient FloodScore™ insurance rating



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

Ambient'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



— Site Outline

Search buffers in metres (m)

□ Flood zone 2

□ Flood zone 3

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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.



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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

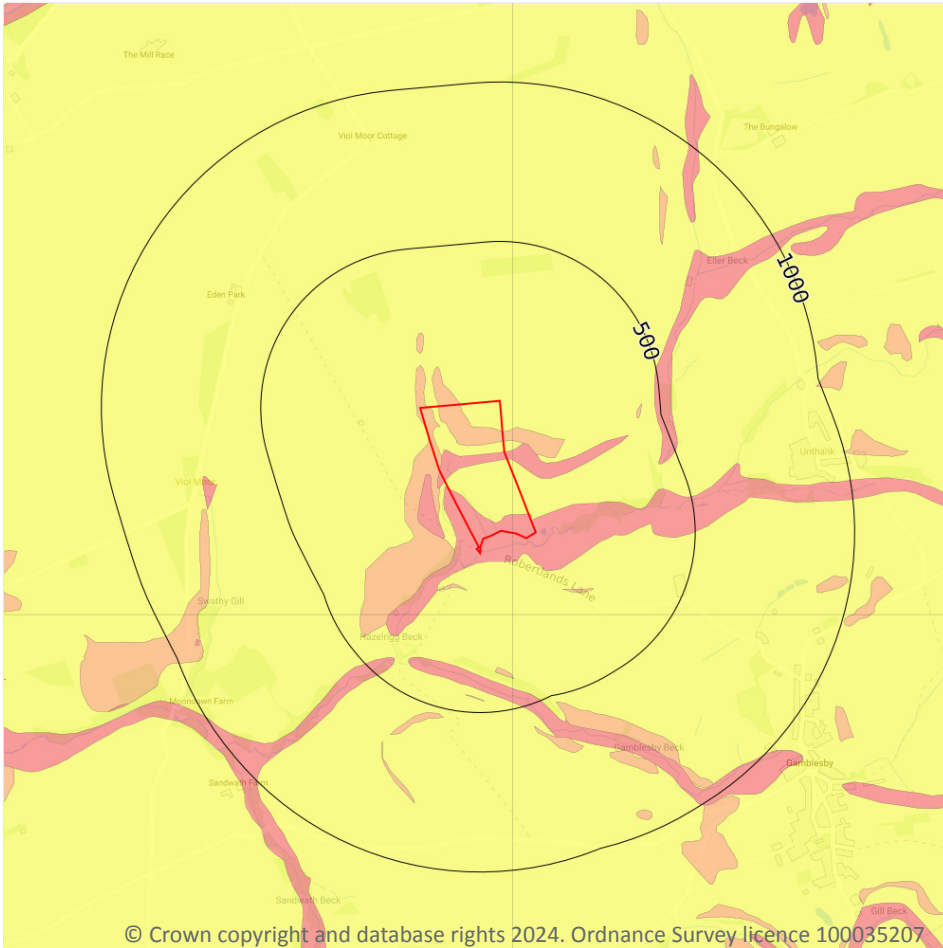


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Ground stability / Natural ground subsidence



— Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

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Natural ground subsidence

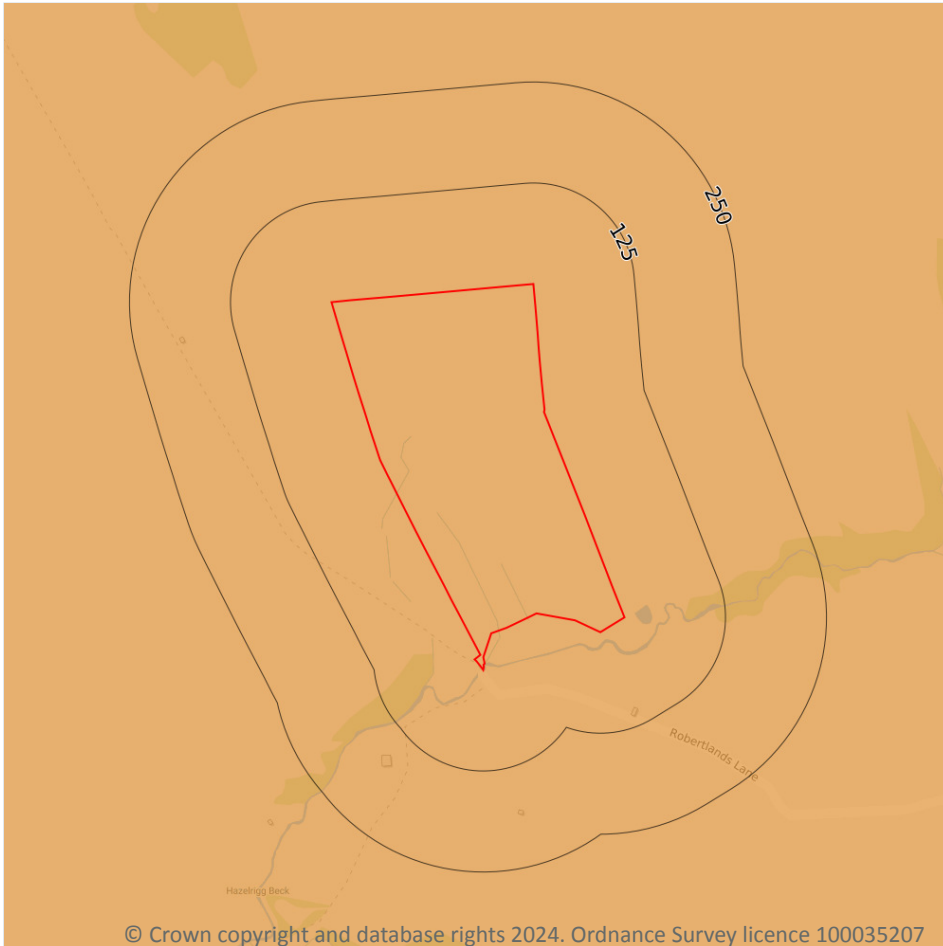
The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims 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.



Agricultural Features



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

Agricultural land classifications

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

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



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



Datasets searched

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

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



Source Protection Zones and drinking water abstractions

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

Hydrology

Water courses from Ordnance Survey **Identified**

Surface water abstractions	Not identified
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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 **Identified**

Natural ground subsidence

Natural ground subsidence **Identified**

Natural geological cavities	Not identified
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Non-natural ground subsidence

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

Radon

Radon	Not 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	Not identified
Proposed wind farms	Not identified
Proposed wind turbines	Not 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	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
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified



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

Large projects searched to 750m	Not identified
Small projects searched to 500m	Not 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

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



Methodologies and limitations

Groundsure's methodologies and limitations are available here: 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 ↗.

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
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