

Sample Site, Sample Street, Anytown, UK

Professional opinion



Contaminated Land
Moderate:
Acceptable Risk

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Flooding
Moderate-High

[page 10 >](#)

Consultant's guidance and recommendations inside.



Farm specific considerations
Identified

[page 14 >](#)



Ground Stability
Identified

[page 10 >](#)



Radon
Identified

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Energy
Identified

[page 11 >](#)



Transportation
Identified

[page 12 >](#)



Planning Constraints
Identified

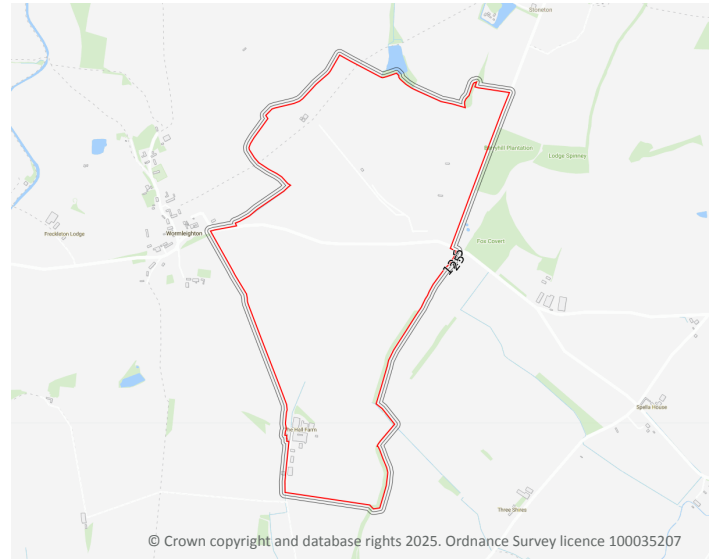
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Planning Applications
24

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Written by: J McColl MSc
Email: info@groundsure.com ↗



Contaminated land liability

Banking security

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

Yes

Statutory or 3rd party action

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

Unlikely

Environmental liability

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

Unlikely

Overview of findings and recommendations

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

 Current rights of way Identified	 Abstraction licences Not identified
 Historical rights of way Identified	 Discharge consents Not identified
 Open access land Not identified	 Timber felling licences Not identified
 Waste licences and exemptions Identified	 Stewardship schemes Identified
 Coal, other mining & infilling Identified	 Agricultural land classification Identified
 Natural ground subsidence Not identified	 Nitrate Vulnerable Zone Identified
 Environmental designations Not identified	 Underground gas pipeline Not identified
 Visual / cultural designations 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 53 >](#).





Contaminated Land

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

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

As the site is an operating farm you may wish to carry out an Operational Environmental Audit to consider potential liabilities from current fuel and chemical storage, interceptors and discharge points. We can carry out an audit for you and for a quote, please contact Groundsure at projects@groundsure.com. This will include a discount to reflect the data in the report already undertaken for the study area.



Agricultural features

Current rights of way

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

Historical rights of way

A pre-1949 potential public right of way has been identified on the property. Under Part II of the Countryside and Rights of Way Act 2000, historical footpaths and other rights of way which came into existence before 1949 may be reinstated. A number of projects are underway to identify and record these rights of way. Further information and guidance can be obtained from the Rights of Way team at the relevant local authority. Further information may be found at www.gov.uk/guidance/public-rights-of-way-local-authority-responsibilities. ↗

Waste Exemptions

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

Countryside stewardship schemes

The property 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 1639299 due to run for 5 years from 01/01/2024 to 31/12/2028.



- A Countryside Stewardship (Middle Tier) scheme with reference 1274466 due to run for 5 years from 01/01/2022 to 31/12/2026.
- A Countryside Stewardship (Middle Tier) scheme with reference 1359018 due to run for 5 years from 01/01/2022 to 31/12/2026.

Environmental stewardship schemes

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

- Scheme Type: Entry Level Stewardship. Reference: AG00506131

Agricultural land classifications

The site contains areas which have been assessed under an Agricultural Land Classification Scheme. The scheme grades land according to its potential to support agriculture, with Grade 1 being the highest quality and Grade 5 being the poorest quality. A full breakdown of all the classifications present on site and their meanings can be found in the Agricultural Features section. See [page 51 >](#) for details.

Nitrate Vulnerable Zone

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



Flooding

An area of the study site has been assessed to be at risk of flooding. For further details of the flood risk assessment for the site, please see the flooding summary and detailed data section. Specific advice and assessment of practical ways to mitigate flood risk on farmland can be found on the NFU website at 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 1-3% 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
- no radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- 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 35](#) > to check the location of radon affected areas. If the radon affected areas are located on open farmland, then radon will be able to freely dissipate and no further action needs to be taken.

Other considerations

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



Ground stability

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



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Next steps for consideration:

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

 **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

 **Transportation****HS2**

The proposed HS2 line runs on or in proximity to the site. An explanation of the issues associated with HS2 and its impact on farmers and agricultural land can be found in the HS2 Guide for Farmers and Growers https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/521286/HS2_Guide_for_farmers_and_growers.pdf ↗. Further legal advice on this issue should be sought by any concerned landowner or prospective purchaser.





Planning constraints

Visual and cultural designations

A visually or culturally protected site or area has been identified at the site.

- seek further guidance from the local planning department on any likely restrictions if considering any property development.



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Consultant's assessment



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

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



Contaminated Land

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

Please see [page 19](#) > for details of the identified issues.

Past Land Use

Moderate

Waste and Landfill

Low

Current and Recent Industrial

Moderate

Current land use

Current farm activities

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

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

Telegraph/electricity poles

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

Topography

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

Crop Map of England

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

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

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



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Surrounding area

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

South: A drain, a track and agricultural land.

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

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

Historical land use

On-site

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

Surrounding area

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

Environmental permits and register entries

- A Part A(1)/IPPC Authorisation has been identified on site, however, further investigation carried out by Groundsure indicates that the permit is potentially associated with a facility located further to the south.
- No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

Site setting and overall environmental sensitivity

The site is situated on bedrock layers of the Charmouth Mudstone Formation. Groundwater mapping indicates the bedrock layers to be classified as a Secondary Undifferentiated aquifer.

Surface water features of note include the drains situated in the southwest, west and southeast and in proximity of the site, and the two drains and pond adjacent to the north.

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

Conclusion

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

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



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 moderate-high.

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

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Significant
FloodScore™ insurance rating	Very 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 33](#) > for details of the identified issues.

Natural Ground Stability	Low
Non-Natural Ground Stability	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 1% and 3%.

Please see [page 35](#) > for details of the identified issues.

In a radon affected area



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

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Identified

Existing Solar Farms

Not identified



Energy

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

Power stations

Not identified

Energy Infrastructure

Not identified

Projects

Not identified



Transportation summary




HS2

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

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

See page 17 of the [Integrated Rail Plan](#) ↗ for confirmation that safeguarding will remain in place for now.

Please see [page 2](#) > for further advice. Additionally, see [page 41](#) > for details of the identified issues.

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



Crossrail

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

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



Other Railways

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

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

Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 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.

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Home improvement

searched to 250m

Please see [page 44](#) > for details of the proposed developments.**0**

Small residential

searched to 250m

0

Medium residential

searched to 500m

0

Large residential

searched to 750m

18

Mixed and commercial

searched to 750m

Please see [page 45](#) > for details of the proposed developments.

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

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 56](#) >.



Planning constraints

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

Please see [page 48](#) > for details of the identified issues.

Environmental Protected Areas Identified
Visual and Cultural Protected Areas 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



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved

Capture Date: 22/04/2021

Site Area: 139.61ha



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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	1
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	3	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	1	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



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)

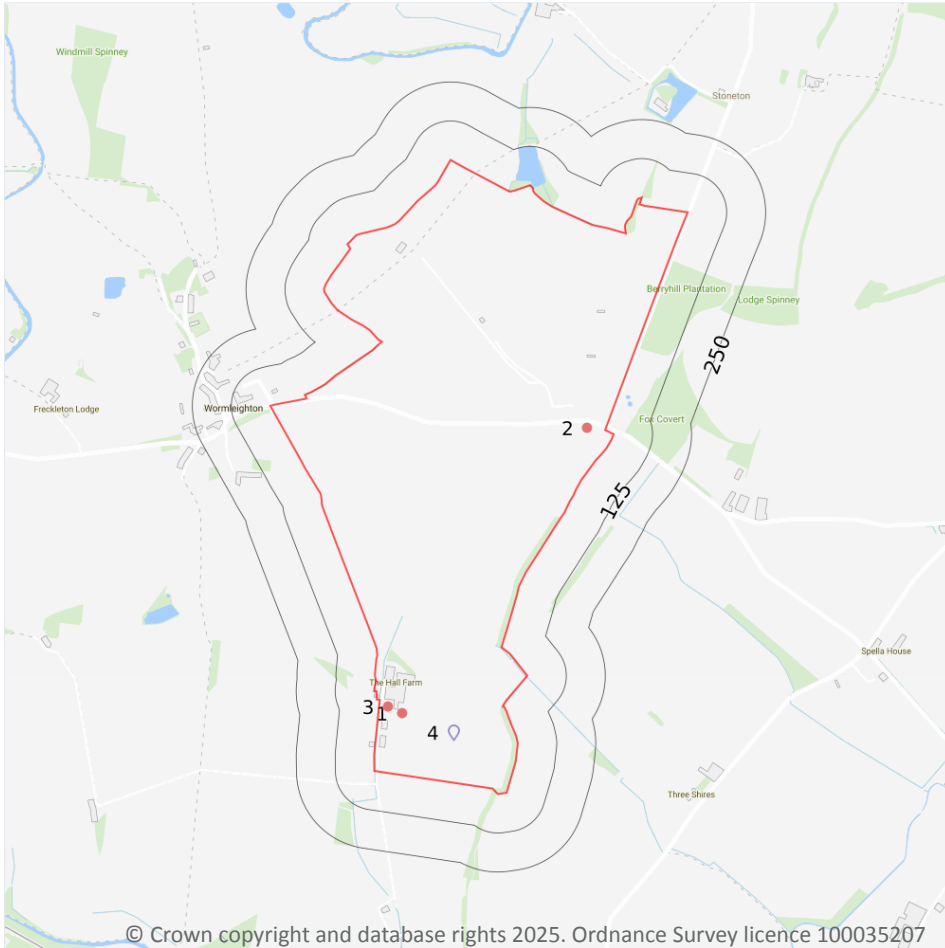
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

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

Distance	Direction	Use	Date
215 m	W	Smithy	1906

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- 📍 Licensed industrial use (EA)

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

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

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Tank - Warwickshire, CV47	Tanks (Generic)	Industrial Features
2	0	on site	Sheep Wash - Warwickshire, CV47	Sheep Dips and Washes	Farming
3	0	on site	Slurry Bed - Warwickshire, CV47	Waste Storage, Processing and Disposal	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Current or recent licensed industrial activities

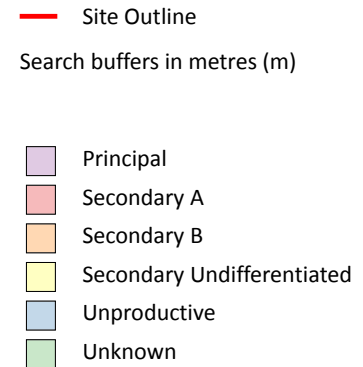
Major industrial processes (Part A(1) Processes) are regulated under Environmental Permitting (England and Wales) Regulations 2016, as required under the Industrial Emissions Directive (2010/75/EU). The release of pollutants could present a contamination risk if Environment Agency regulations are not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

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

ID	Distance	Direction	Details	
4	0	on site	Operator: ALCOA EXTRUDED PRODUCTS UK LIMITED Installation Name: BANBURY SECONDARY ALUMINIUM Process: NON-FERROUS METALS; MELTING WITH CAPACITY => 5T	Permit Number: BL2343IY Original Permit Number: BL2343IY EPR Reference: EPR/BL2343IY Issue Date: 23/02/2004 Effective Date: 01/03/2004 Last date noted as effective: 2024-10-29 Status: Superseded

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

Superficial hydrogeology



Aquifers within superficial geology

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

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

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

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

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

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

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



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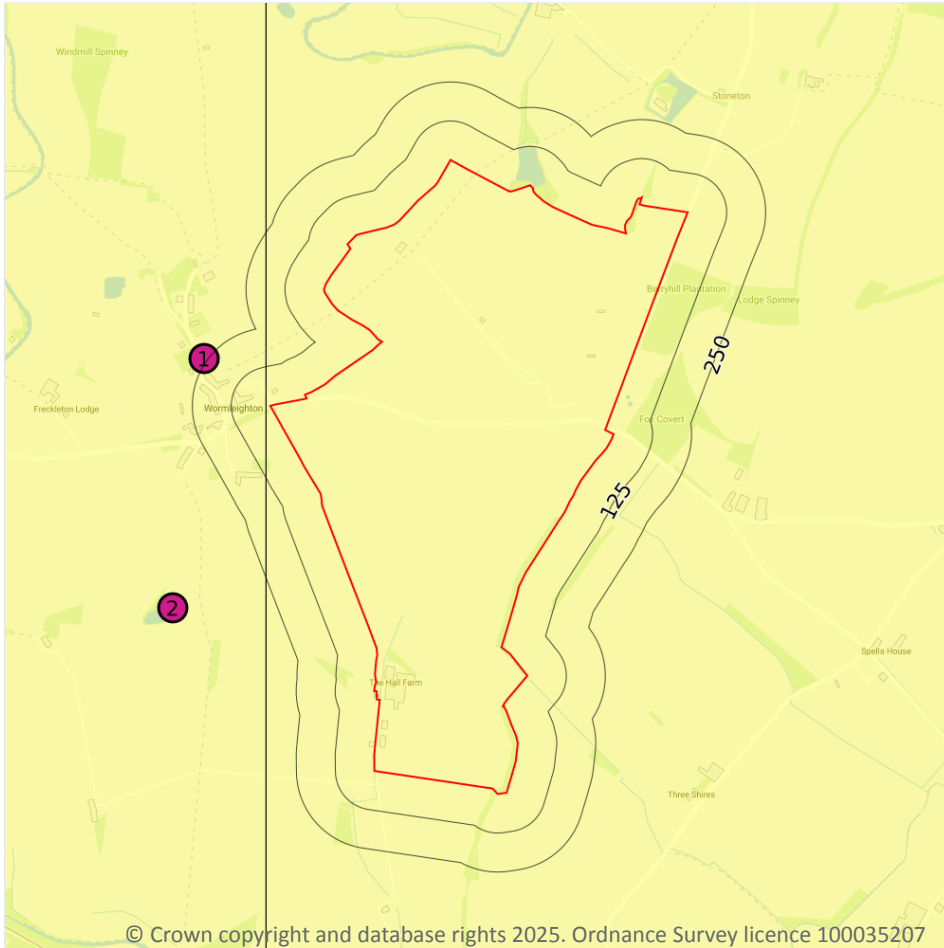
Ref: Sample_Agricultural
Your ref: Sample
Grid ref: 123456 123456

Distance	Direction	Designation
127 m	W	Secondary Undifferentiated

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



Bedrock hydrogeology



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

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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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Ref: Sample_Agricultural
Your ref: Sample
Grid ref: 123456 123456

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

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

Bedrock geology

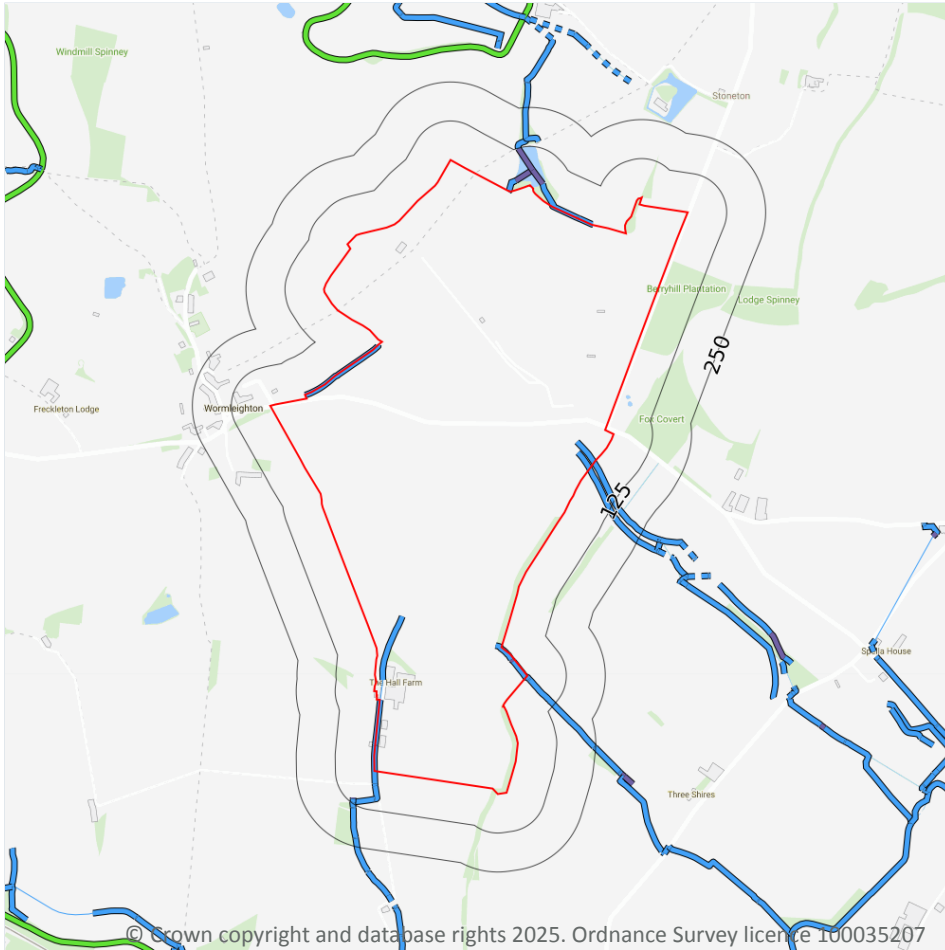
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
CHARMOUTH MUDSTONE FORMATION	CHAM-MDST	MUDSTONE

This data is sourced from British Geological Survey.



Hydrology



Site Outline

Search buffers in metres (m)

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

Type of watercourse:

- At ground level
- Underground
- Elevated
- Unspecified

Water courses from Ordnance Survey

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

Distance	Direction	Details
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Lake, loch or reservoir. 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)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
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
1 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
1 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
1 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
11 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)
15 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)
29 m	N	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
34 m	N	Name: Newfield Pool Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
40 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)
47 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)
50 m	N	Name: Newfield Pool Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
88 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)
90 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)
109 m	S	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
113 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
122 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
124 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
135 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)
137 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)
143 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
152 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
221 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)
225 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)
245 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)
248 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)

This data is sourced from Ordnance Survey.



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

Surface water flood risk

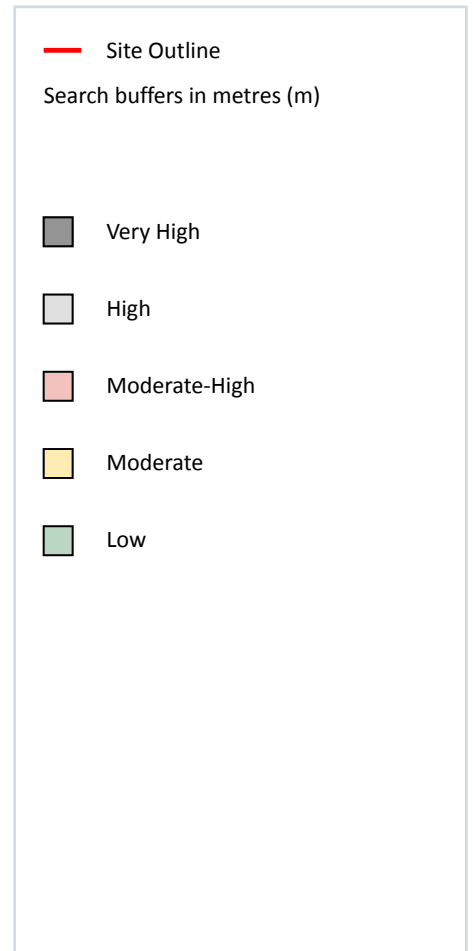
The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

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 / Ambiental FloodScore™ insurance rating



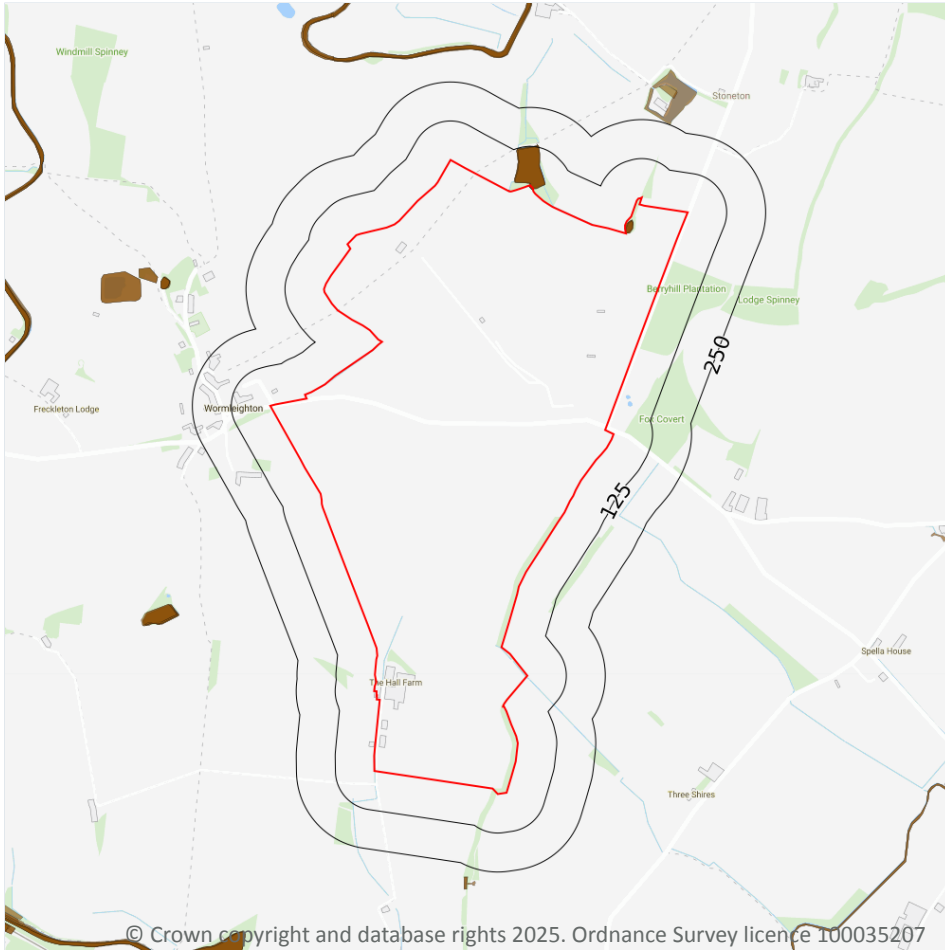
The property has been rated as having a Very High level of flood hazard.

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.



Ground stability / Non-natural ground subsidence



— Site Outline

Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

Infilled land

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

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

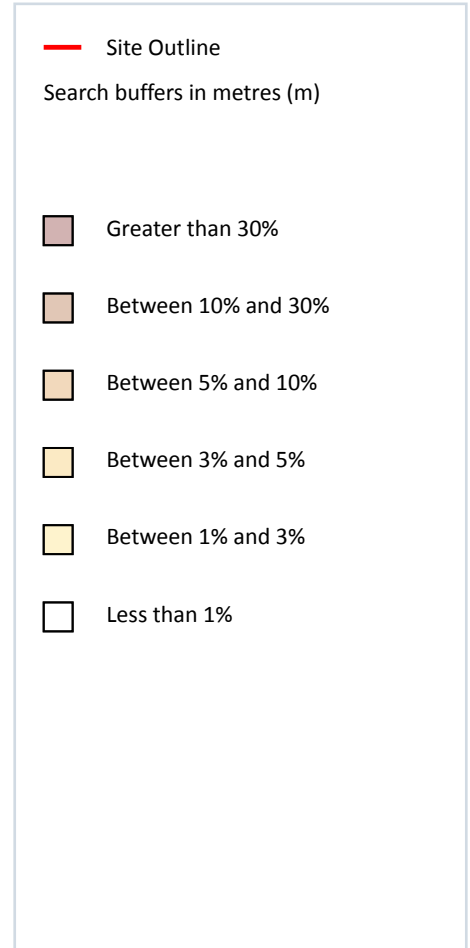
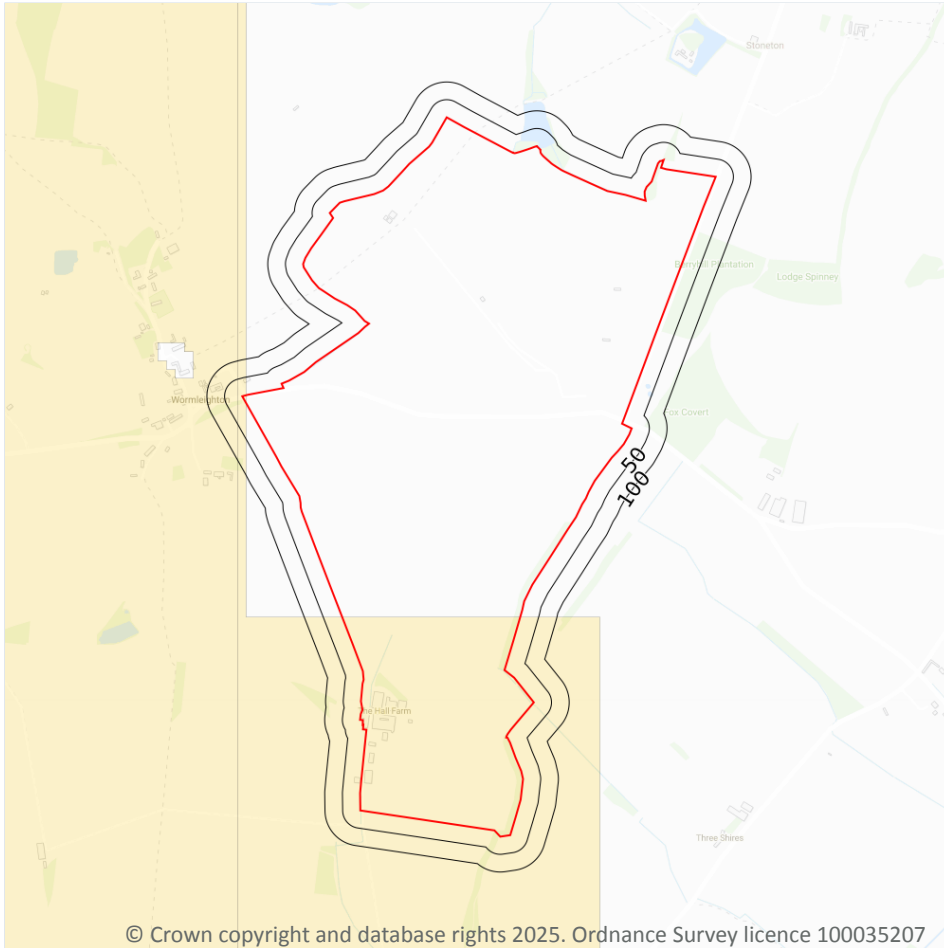
Distance	Direction	Use	Date
0	on site	Pool	1906
0	on site	Pond	1906
0	on site	Pool	1955
0	on site	Pond	1955

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

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



Radon



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

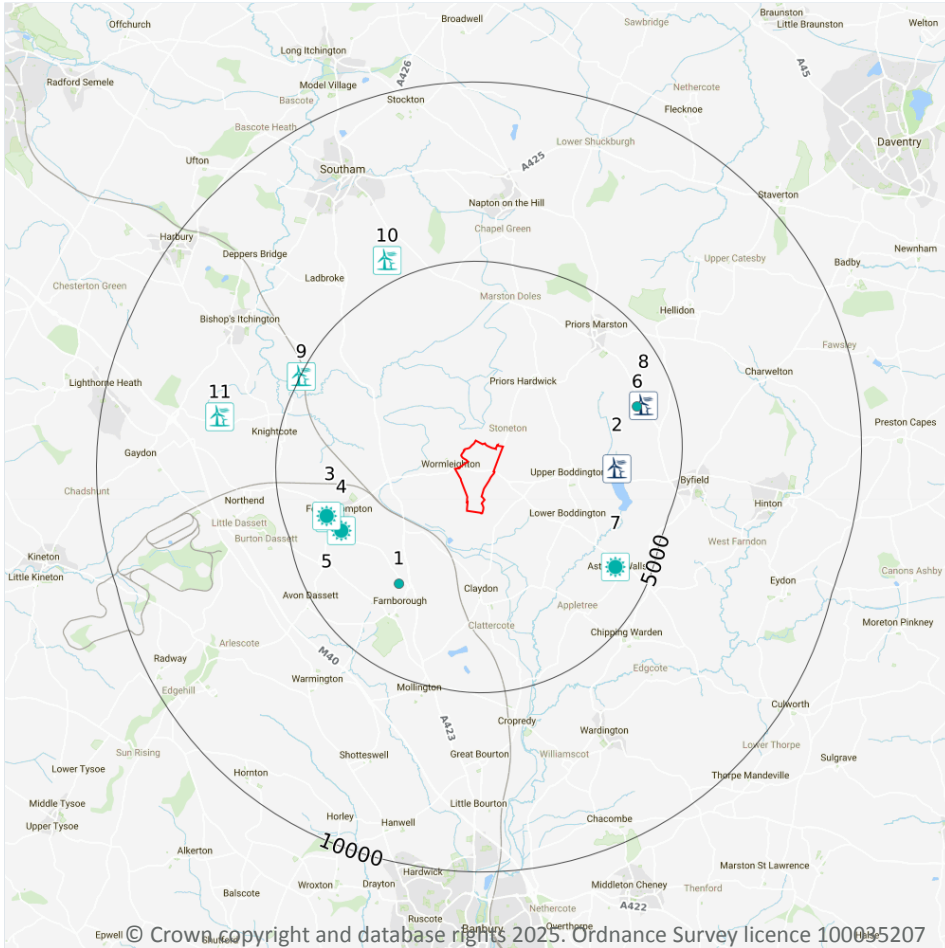
In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org.

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

Wind farms

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

ID	Distance	Direction	Details
2	3-4 km	E	<p>Site Name: Boddington Reservoir, Land near Boddington Reservoir, 9km sw of Daventry, East Midlands</p> <p>Operator Developer: Partnerships for Renewables Development Company Ltd</p> <p>Status of Project: Operational</p> <p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 0.5MW</p> <p>Total project capacity: 0.5</p> <p>Approximate Grid Reference: 449529, 253650</p>

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

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

Proposed wind farms

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

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

ID	Distance	Direction	Details	
9	4-5 km	NW	Site Name: Holmes House, Hambridge Road, Bishops Itchington, Southam, Stratford-On-Avon, Warwickshire, CV47 2SB Planning Application Reference: 13/03098/FUL Type of Project: 2 Wind Turbines	Application Date: 2013-11-26 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of two 10kW Tozzi Nord TN535 wind turbines each with a hub height of 18 metres and tip height of 24.6m. Approximate Grid Reference: 440727, 256224
10	5-6 km	NW	Site Name: Ladbroke Hill Farm Windmill Lane, Ladbroke, Southam, Warwickshire, CV47 2BW Planning Application Reference: 11/02282/FUL Type of Project: 2 Wind Turbines	Application Date: 2011-10-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises replacement of a 20kw westwind wind turbine, approved by application 08/00263/FUL, with 1 x 11kw Gaia wind turbine with hub height of 18.3 metres and overall height of 25 metres to top of blades. Approximate Grid Reference: 443121, 259460



ID	Distance	Direction	Details	
11	6-7 km	W	Site Name: Land between & the south east, Bishops Itchington, Southam, Warwickshire, CV47 2 Planning Application Reference: 12/00330/FUL Type of Project: 5 Wind Turbines	Application Date: 2012-04-04 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 5 wind turbines, up to a maximum tip height of 125 meters high, and other ancillary development including a new vehicular access off the Gaydon Road (B4451), access tracks, vehicular accesses, crane hard standing areas, a Approximate Grid Reference: 438450, 255100

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

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

ID	Distance	Direction	Details	
1	2-3 km	SW	Site Name: Three Shires Farm Claydon Lane, Banbury, Farnborough, Oxfordshire, OX17 1 Planning Application Reference: 08/03292/FUL Type of Project: Pond & Wind Turbine	Application Date: 2009-02-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises formation of pond and wind turbine. Approximate Grid Reference: 443443, 250455



ID	Distance	Direction	Details	
6	3-4 km	NE	Site Name: Hill Farm, Priors Marston Road, Byfield, Daventry, Daventry, Northamptonshire, NN11 6YL Planning Application Reference: DA/2013/0411 Type of Project: Wind Turbine	Application Date: 2013-06-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a single wind turbine (hub height of 40m and overall height to tip of blade of 67m) with associated infrastructure including turbine foundation; crane hardstanding; tr Approximate Grid Reference: 450097, 255387

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed solar installations

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

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

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

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

This data is sourced from Serac Tech and Glenigan.

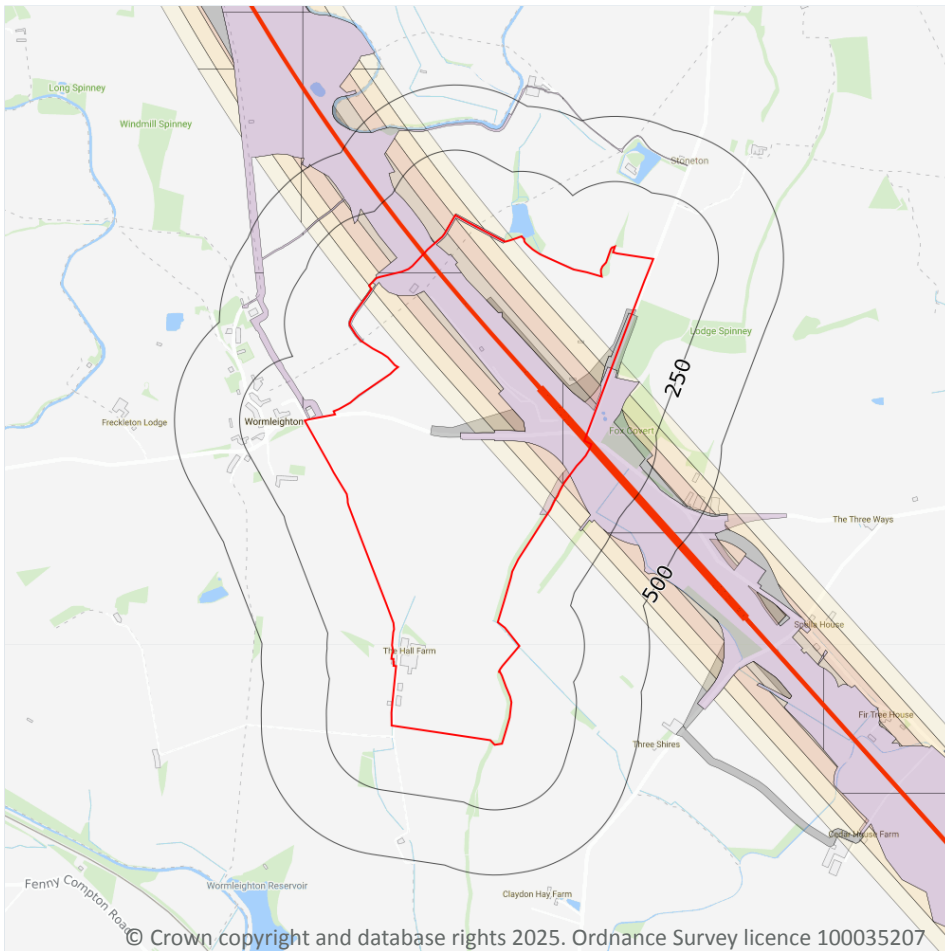


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Ref: Sample_Agricultural
Your ref: Sample
Grid ref: 123456 123456

Transportation / HS2



— Site Outline

Search buffers in metres (m)

HS2 line information

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

HS2 infrastructure

 HS2 Stations	 HS2 Depots
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HS2 safeguarding areas

 HS2 Surface Safeguarding
 HS2 Subsurface Safeguarding

HS2 property scheme areas

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

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HS2 route: nearest centre point of track

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

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

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

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

HS2 surface safeguarding

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

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

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

HS2 Homeowner Payment Zone

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

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

HS2 Extended Homeowner Protection Zone

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

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

HS2 noise and visual assessment

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

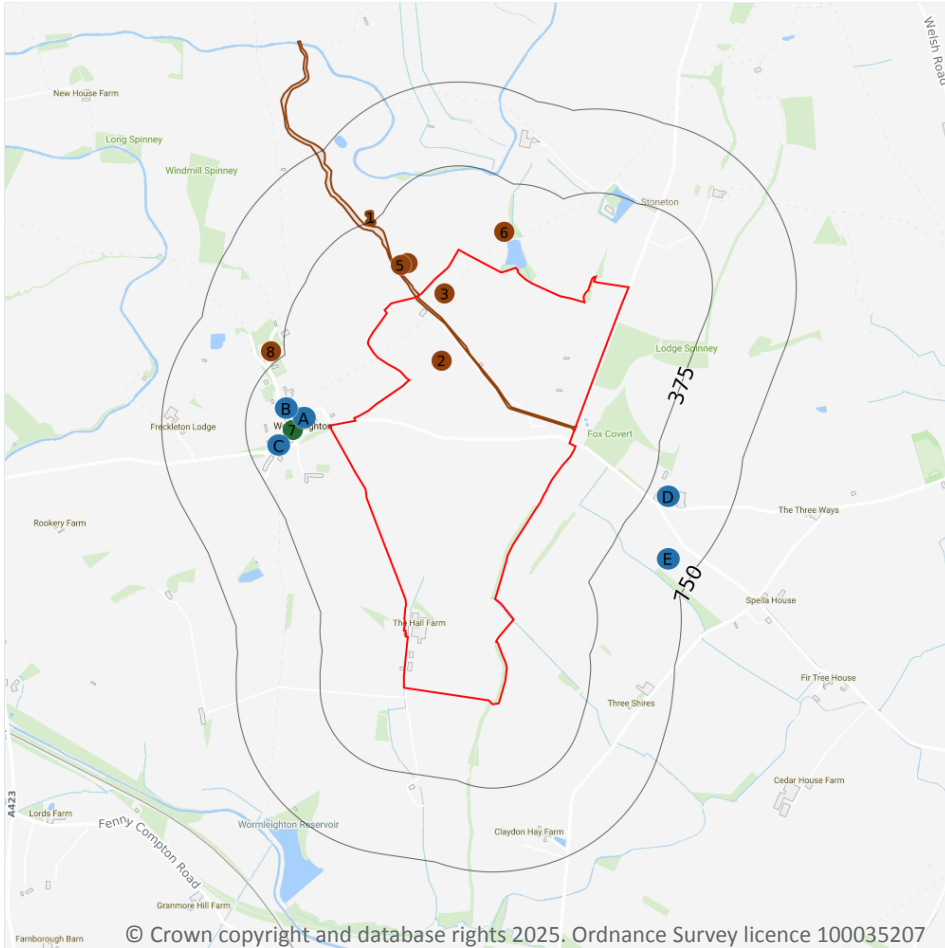
The noise assessments represent sound from HS2 and are generally assessed up to 1km from HS2 in rural areas, and up to 500m in urban areas, though in some cases the assessed area may be greater or smaller than this. This assessment does not take account of any existing background noise from railways,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

Will HS2 be visible from the property?

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



Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications
- Home improvement applications
- Home improvement applications (polygon)
- Small residential applications
- Small residential applications (polygon)
- Medium residential applications
- Medium residential applications (polygon)
- Large residential applications
- Large residential applications (polygon)
- Mixed and commercial applications
- Mixed and commercial applications (polygon)

Home improvement applications searched to 250m

6 home improvement planning applications within 250m from the property have been submitted for planning permission during the last seven years. These applications relate to developments associated with an existing residential address. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: A Distance: 123 m Direction: W	Application reference: 21/00762/LBC Application date: 24/03/2021 Council: Stratford-on-Avon	Address: 9 Ten Cottages Wormleighton Southam CV47 2XN View Map Project: House Renovation (Internal/External Works) Last known status: Approved Decision date: 03/06/2021	Link ↗



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 01273 257 755

Ref: Sample_Agricultural
 Your ref: Sample
 Grid ref: 123456 123456

ID	Details	Description	Online record
ID: 7 Distance: 168 m Direction: W	Application reference: 19/00760/FUL Application date: 01/04/2019 Council: Stratford-on-Avon	Address: Home Farm Church Road Wormleighton CV47 2XGView Map Project: Timber Double Garage (Replacement) Last known status: Validated Decision date: 16/06/2020	Link ↗
ID: B Distance: 207 m Direction: W	Application reference: 21/01224/LBC Application date: 19/05/2021 Council: Stratford-on-Avon	Address: The Tower Wormleighton View Map Project: Ceiling and Floor Repairs (Restoration) Last known status: Approved Decision date: 15/07/2021	Link ↗
ID: B Distance: 212 m Direction: W	Application reference: 24/02260/FUL Application date: 06/09/2024 Council: Stratford-on-Avon	Address: Tower Cottage 14 Wormleighton Southam CV47 2XW View Map Project: Chimney Renovation (Rebuilding/Repair) Last known status: Approved Decision date: 01/11/2024	Link ↗
ID: B Distance: 216 m Direction: W	Application reference: 24/02261/LBC Application date: 06/09/2024 Council: Stratford-on-Avon	Address: Tower Cottage 14 Wormleighton Southam CV47 2XW View Map Project: Chimney Reconstruction (Stone) Last known status: Approved Decision date: 01/11/2024	Link ↗
ID: C Distance: 241 m Direction: W	Application reference: 20/01309/FUL Application date: 19/05/2020 Council: Stratford-on-Avon	Address: 39 Wormleighton Southam CV47 2XG View Map Project: Window Replacement (Side Elevation) Last known status: Approved Decision date: 10/07/2020	Link ↗

The data is sourced from Serac Tech

Mixed and commercial applications searched to 750m

18 mixed and commercial developments within 750m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 0 Direction: NW	Application reference: SCREEN/00087 Application date: 24/03/2022 Council: Stratford-on-Avon	Address: Boddington Heave Trial Stoneton View Map Project: Oxford Canal Overbridge (Temporary) Last known status: Validated Decision date: 21/04/2022	Link ↗



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ID	Details	Description	Online record
ID: 2 Distance: 0 Direction: on site	Application reference: HS2BW/00031/22 Application date: 14/04/2022 Council: Stratford-on-Avon	Address: Land North Of Glyn Davies Nature Reserve And South Of The Oxford Canal. Between Wormleighton And Stoneton View Map Project: Infrastructure Development (Earthworks & Security Measures) Last known status: Unknown Decision date: 01/02/2023	Link ↗
ID: 3 Distance: 0 Direction: on site	Application reference: HS2BW/00047/24 Application date: 18/03/2024 Council: Stratford-on-Avon	Address: Land North Of Glyn Davies Nature Reserve And South Of The Oxford Canal Between Wormleighton And Stoneton View Map Project: HS2 Infrastructure Works Approval Last known status: Unknown Decision date: 14/05/2024	Link ↗
ID: A Distance: 120 m Direction: W	Application reference: 22/01379/FUL Application date: 16/06/2022 Council: Stratford-on-Avon	Address: 9 Ten Cottages Wormleighton Southam CV47 2XN View Map Project: New Oil Tank Installation Last known status: Approved Decision date: 10/08/2022	Link ↗
ID: 4 Distance: 137 m Direction: N	Application reference: HS2CON/00016/20 Application date: 29/09/2020 Council: Stratford-on-Avon	Address: Boddington Heave Trial Stoneton View Map Project: Material Stockpiling for Boddington Trial Heave Works Last known status: Approved Decision date: 21/12/2020	Link ↗
ID: 5 Distance: 157 m Direction: N	Application reference: HS2OCW/00007 Application date: 15/06/2018 Council: Stratford-on-Avon	Address: Land To The West Of Stoneton Lane Stoneton View Map Project: High Speed Rail Earthworks Development Last known status: Unknown Decision date: 10/08/2018	Link ↗
ID: 6 Distance: 165 m Direction: N	Application reference: HS2CON/00017/20 Application date: 07/10/2020 Council: Stratford-on-Avon	Address: Boddington Heave Trial Stoneton View Map Project: Project Proposal: Package 1 Wormleighton Last known status: Approved Decision date: 21/12/2020	Link ↗
ID: B Distance: 209 m Direction: W	Application reference: 22/02159/LBC Application date: 08/07/2022 Council: Stratford-on-Avon	Address: War Memorial Wormleighton View Map Project: Memorial Stonework Cleaning Last known status: Approved Decision date: 10/10/2022	Link ↗
ID: B Distance: 215 m Direction: W	Application reference: 22/00752/LBC Application date: 11/03/2022 Council: Stratford-on-Avon	Address: Tower Cottage 14 Church Road Wormleighton Warwickshire CV47 2XWView Map Project: Chimney Stack Repair and Renovation Last known status: Approved Decision date: 28/04/2022	Link ↗



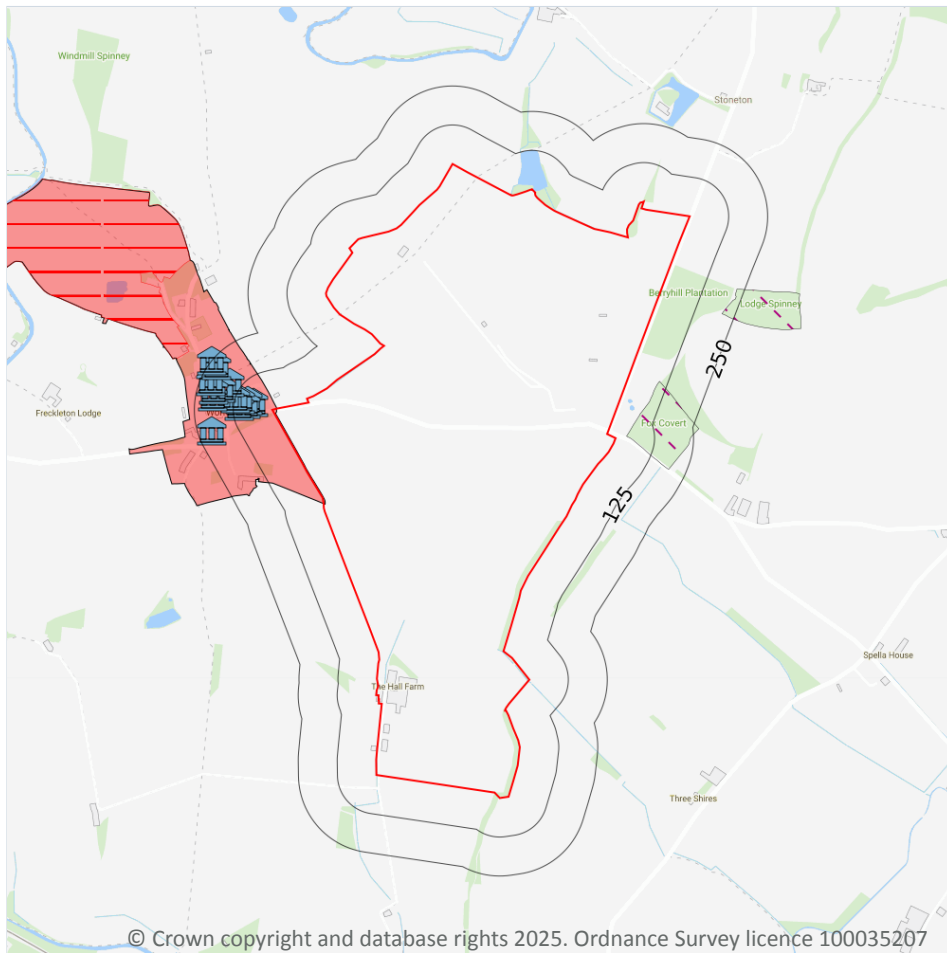
ID	Details	Description	Online record
ID: C Distance: 245 m Direction: W	Application reference: 20/00198/LDP Application date: 20/03/2020 Council: Stratford-on-Avon	Address: 39 Wormleighton Road Wormleighton CV47 2XGView Map Project: Window Replacement (Front & Rear Elevations) Last known status: Approved Decision date: 18/05/2020	Link ↗
ID: 8 Distance: 423 m Direction: NW	Application reference: 23/03188/LDP Application date: 29/11/2023 Council: Stratford-on-Avon	Address: Well Cottage Church Road Wormleighton Warwickshire CV47 2XHView Map Project: Detached Outbuilding Last known status: Approved Decision date: 18/01/2024	Link ↗
ID: D Distance: 469 m Direction: E	Application reference: S/2018/2801/FUL Application date: 18/12/2018 Council: West Northamptonshire	Address: Hill Farm Warwick Road Upper Boddington Project: Agricultural Building Extension & Construction Last known status: Approved Decision date: 07/02/2019	Link ↗
ID: D Distance: 469 m Direction: E	Application reference: S/2021/0068/FUL Application date: 11/01/2021 Council: West Northamptonshire	Address: Hill Farm Warwick Road Upper Boddington NN11 6HF Project: Agricultural Storage Building Last known status: Approved Decision date: 08/03/2021	Link ↗
ID: D Distance: 469 m Direction: E	Application reference: RWNS/2022/0693/FUL Application date: 08/04/2022 Council: West Northamptonshire	Address: The Cottage Hill Farm Warwick Road Upper Boddington NN11 6HF Project: Administrative Record Replacement Last known status: Withdrawn Decision date: 24/03/2023	Link ↗
ID: E Distance: 622 m Direction: SE	Application reference: 2024/0332/HS2 Application date: 24/01/2024 Council: West Northamptonshire	Address: Land within hs2 Act limits from point south west of Spella House Banbury Rd Lower Boddington to WNC boundary at the junction of Banbury Rd & Stoneton Lane Project: High Speed Rail Development (Amendments) Last known status: Validated Decision date: Not supplied	Link ↗
ID: E Distance: 622 m Direction: SE	Application reference: 2024/1295/HS2 Application date: 28/02/2024 Council: West Northamptonshire	Address: HS2 Land South of Banbury Road, Lower Boddington Project: Railway Works Approval Last known status: Validated Decision date: Not supplied	Link ↗
ID: E Distance: 622 m Direction: SE	Application reference: WNS/2021/1419/HS2 Application date: 03/09/2021 Council: West Northamptonshire	Address: Land within hs2 Act limits from point south west of Spella House Banbury Rd Lower Boddington to WNC boundary at the junction of Banbury Rd & Stoneton Lane Project: HS2 Railway Works Approval (Lower Boddington to Stoneton Lane) Last known status: Approved Decision date: 22/12/2021	Link ↗



ID	Details	Description	Online record
ID: E Distance: 622 m Direction: SE	Application reference: 2024/2893/HS2 Application date: 28/02/2024 Council: West Northamptonshire	Address: HS2 Land South of Banbury Road, Lower Boddington Project: High Speed Rail Mitigation Plans Approval Last known status: Validated Decision date: Not supplied	Link ↗

The data is sourced from Serac Tech

Planning constraints



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- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Designated Ancient Woodland

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

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
36 m	E	Fox Covert / Glyn Davies Wood	Ancient & Semi-Natural Woodland
210 m	NE	Lodge Spinney	Ancient & Semi-Natural Woodland

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

Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	Wormleighton	Stratford-on-Avon

This data is sourced from Historic England and Local Authorities. For more information please see historicengland.org.uk/listing/what-is-designation/local/conservation-areas/ ↗.

Listed Buildings

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

Distance	Direction	Name	Grade	Listed building reference number	Listed date
65 m	W	The Ten Cottages	II	1186166	21/04/1986
83 m	W	Wash House Between Numbers 3 And 4 The Ten Cottages	II	1024398	21/04/1986
86 m	W	The Ten Cottages	II	1299338	21/04/1986
106 m	W	The Ten Cottages	II	1024399	21/04/1986
109 m	W	Wash House Between Numbers 8 And 9, The Ten Cottages	II	1299306	21/04/1986



Distance	Direction	Name	Grade	Listed building reference number	Listed date
123 m	W	The Ten Cottages	II	1024400	21/04/1986
163 m	W	Manor Farm Cottage	II	1299312	21/04/1986
178 m	W	Church Farm House	II	1355460	30/05/1967
196 m	W	The Old Vicarage	II	1186158	21/04/1986
197 m	W	Wormleighton War Memorial	II	1452189	08/12/2017
206 m	W	Numbers 23, 25 And 26 And Attached Village Hall	II	1024402	21/04/1986
216 m	W	Tower Cottage Wormleighton Manor Gatehouse	II*	1186246	07/01/1952
227 m	W	Wormleighton Manor House	II*	1024403	07/01/1952
250 m	W	Wormleighton Manor House, Coach House And Stable Approximately 15 Metres North	II	1024404	21/04/1986

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

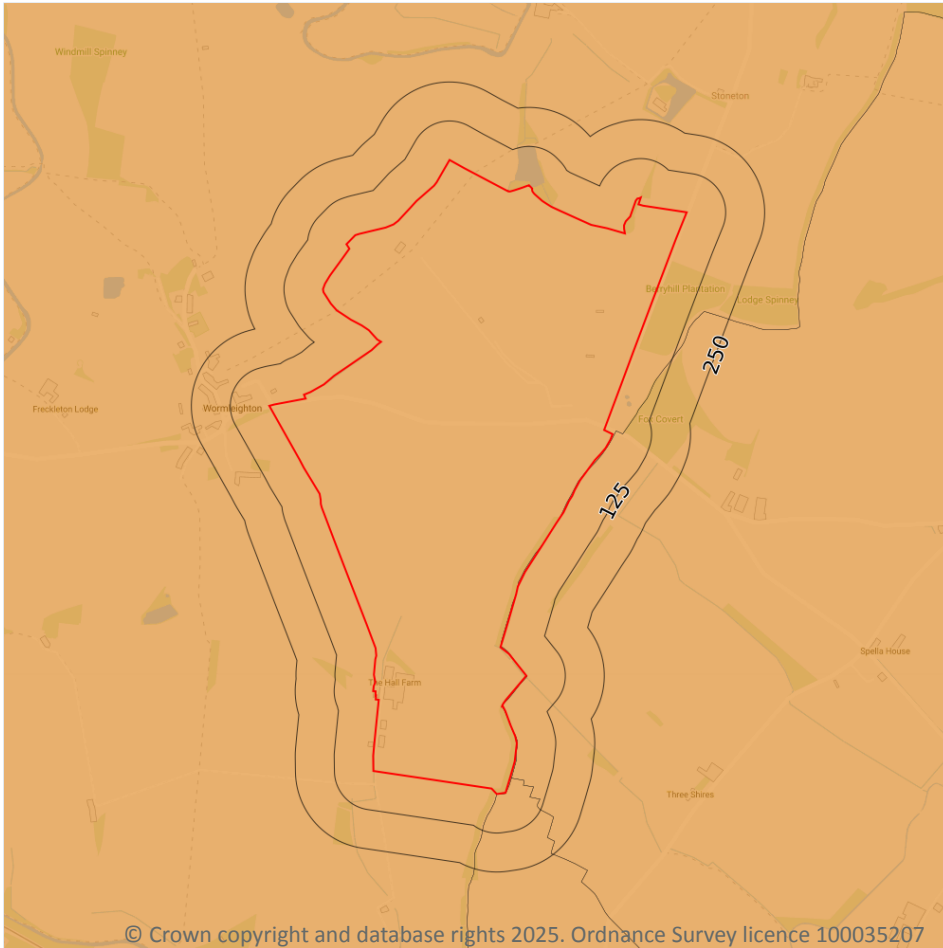


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Agricultural Features



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

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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	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.

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

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



Datasets searched

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

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



Source Protection Zones and drinking water abstractions

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

Hydrology

Water courses from Ordnance Survey **Identified**

Surface water abstractions	Not identified
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Flooding

Risk of flooding from rivers and the sea	Not 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
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Natural ground subsidence

Natural ground subsidence	Not 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 **Identified**

Radon

Radon	Identified
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Oil and gas

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

Wind and solar

Wind farms **Identified**

Proposed wind farms **Identified**

Proposed wind turbines **Identified**

Existing and agreed solar installations	Not identified
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Proposed solar installations **Identified**

Energy

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

Transportation

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

HS2 route: nearest overground section **Identified**

HS2 surface safeguarding **Identified**

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

HS2 Extended Homeowner Protection Zone **Identified**

HS2 stations	Not identified
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Transportation

HS2 depots	Not identified
HS2 noise and visual assessment	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 Applications

Home improvement applications searched to 250m

Small residential applications searched to 250m	Not identified
Medium residential applications searched to 500m	Not identified
Large residential applications searched to 750m	Not identified

Mixed and commercial applications searched to 750m

Planning constraints

Sites of Special Scientific Interest	Not identified
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Planning constraints

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
Local Nature Reserves	Not identified
Designated Ancient Woodland	Identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Identified
Listed Buildings	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 ↗.

Conveyancing Information Executive and our terms & conditions

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- liaise, at your request, with anyone acting formally on your behalf

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↗ 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 ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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