

Land South of The Old Council Houses, Harley, Banbury, OX15 6BB

## Professional opinion

**Written by:** M Thamilarasan MSc AIEMA

**Reviewed by:** R Marten BSc AIEMA AMIEnvSc



### Contaminated Land

**Low-Moderate:  
Acceptable Risk**

[page 7 >](#)



### Flooding

**High**

[page 9 >](#)

Consultant's guidance and recommendations inside.



### Farm specific considerations

**Identified**

[page 13 >](#)



### Ground Stability

**Identified**

[page 9 >](#)



### Radon

**Identified**

[page 9 >](#)



### Energy

**Identified**

[page 10 >](#)



### Transportation

**Identified**

[page 11 >](#)



### Planning Constraints

**Identified**

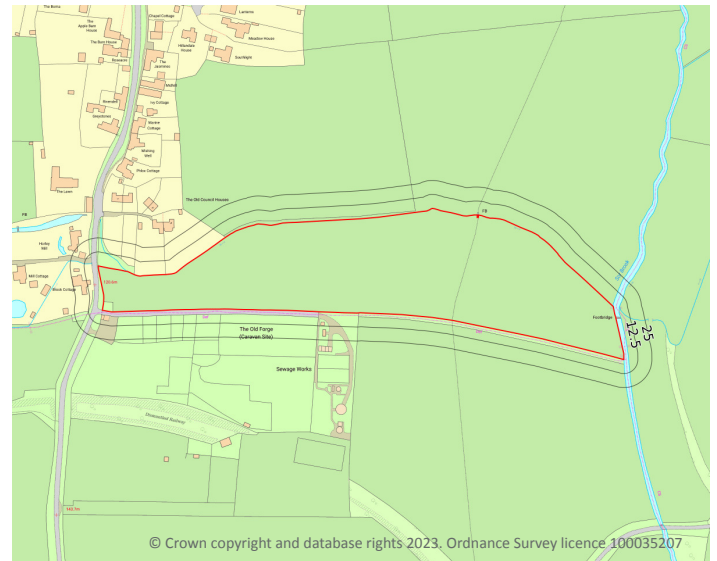
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### Planning Applications

**33**

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## Contaminated land liability

### Banking security

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

**Yes**

### Statutory or 3rd party action

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

**Unlikely**

### Environmental liability

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

**Unlikely**

## Overview of findings and recommendations

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

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

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend. You can view the fully comprehensive library of information we have searched on [page 53 >](#).





## Contaminated Land

No recommendations are considered necessary for the property.



## Agricultural features

### Current rights of way

One or more public rights of way have been identified to cross the property. These rights of way have been identified from extracts of local authority plans and contemporary Ordnance Survey maps, and it 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. This historical right of way appears to follow the same course as extant rights of way on the property, so no additional actions are recommended beyond those already given.

### 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.

### Discharge consents

The study site has been identified to hold one or more Licensed Discharge Consent(s) with reference(s) CNTD.0076, CNTD.0076, CNTD.0076, CNTD.0076, CNTD.0076, CNTD.0076. Information on maintaining the standards required by a discharge consent can be obtained from either the current owner of the site or the Environment Agency/Natural Resources Wales.

### 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 plus Higher Level Stewardship. Reference: AG00305072

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



## Radon

The property is in an area where elevated radon levels are expected to be found in 30-100% of properties.

### Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- full radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- see <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> ↗ for further information
- radon is only considered to be an issue when it has the opportunity to accumulate in buildings. A purchaser may wish to check the radon map on [page 36](#) > 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 and transport infrastructure, mobile masts, and planning constraints.



### Ground stability

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

#### Next steps for consideration:

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



### Energy

#### Wind

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

#### Next steps for consideration:

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

#### Solar

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

#### Next steps for consideration:

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



## Power stations

One or more Power Stations have been identified within 5km of the property.

### Next steps for consideration:

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting [www.onr.org.uk/regulated-sites.htm](http://www.onr.org.uk/regulated-sites.htm) ↗ for further information on the site



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

**Past Land Use**

**Low-Moderate**

**Waste and Landfill**

**Low**

**Current and Recent Industrial**

**Low-Moderate**

## Current land use

### Current farm activities

The study site comprises an arable field, with footpaths along the southern and eastern perimeters and across the centre east.

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

### Telegraph/electricity poles

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

### Topography

The study site is relatively flat (at 120m AOD) with no identified undulations.

### Crop Map of England

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

Grass, Lucerne, Maize, Non-vegetated or sparsely-vegetated Land, Winter Field beans, Winter Wheat.

This data is taken from the Crop Map of England (CROME) provided by the Rural Payments Agency under Open Government Licence, © Crown copyright 2021.

### Surrounding area

**North:** Watercourses, residential dwellings with gardens and open agricultural fields.

**South:** A track with a caravan site and a sewage works beyond and open land.

**East:** A watercourse and open agricultural fields.

**West:** A road with residential dwellings with gardens beyond.



## Historical land use

### On-site

No potentially contaminative land uses have been identified at the study site.

### Surrounding area

Potentially contaminative historical and current land uses of minor concern 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 alluvium deposits underlain by bedrock layers of the Charmouth Mudstone Formation. Groundwater mapping indicates the superficial deposits to be classified as a Secondary A aquifer and bedrock layers to be classified as a Secondary Undifferentiated aquifer.

Surface watercourses of note include the streams adjacent to the north and east.

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

## Conclusion

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

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





## Environmental summary



### Flooding

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

Please see [page 28](#) > for details of the identified issues.

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



### Ground stability

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

Please see [page 33](#) > for details of the identified issues.

Natural Ground Stability	<b>Moderate-High</b>
Non-Natural Ground Stability	<b>Identified</b>



### 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 greater than 30%.

Please see [page 36](#) > 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 37](#) > for details of the identified issues.

**Planned Multiple Wind Turbines**

**Identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Not identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Identified**



### Energy

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

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

**Power stations**

**Identified**

**Energy Infrastructure Projects**

**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.

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



### Crossrail

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

<b>Crossrail 1 Route</b>	Not identified
<b>Crossrail 1 Stations</b>	Not identified
<b>Crossrail 2 Route</b>	Not identified
<b>Crossrail 2 Stations</b>	Not identified
<b>Crossrail 2 Worksites</b>	Not identified
<b>Crossrail 2 Safeguarding</b>	Not identified
<b>Crossrail 2 Headhouse</b>	Not identified



### Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Additionally, see [page 42 >](#) for details of the identified issues.

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



## Planning summary



### Planning Applications

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

**2**

#### Large Developments

searched to 750m

Please see [page 44](#) > for details of the proposed developments.**9**

#### Small Developments

searched to 500m

Please see [page 45](#) > for details of the proposed developments.**22**

#### House extensions or new builds

searched to 250m

Please see [page 46](#) > 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 59](#) >.



### Planning constraints

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

Please see [page 49](#) > for details of the identified issues.

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



### Telecoms

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

**Mobile phone masts****Not identified**[Back to Summary](#)

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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](mailto:projects@groundsure.com) . The reports start from £1245+VAT, which includes a discount for current reporting.

### Made ground and infilled land

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



## Hedgerows

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

## Tree Protection Orders

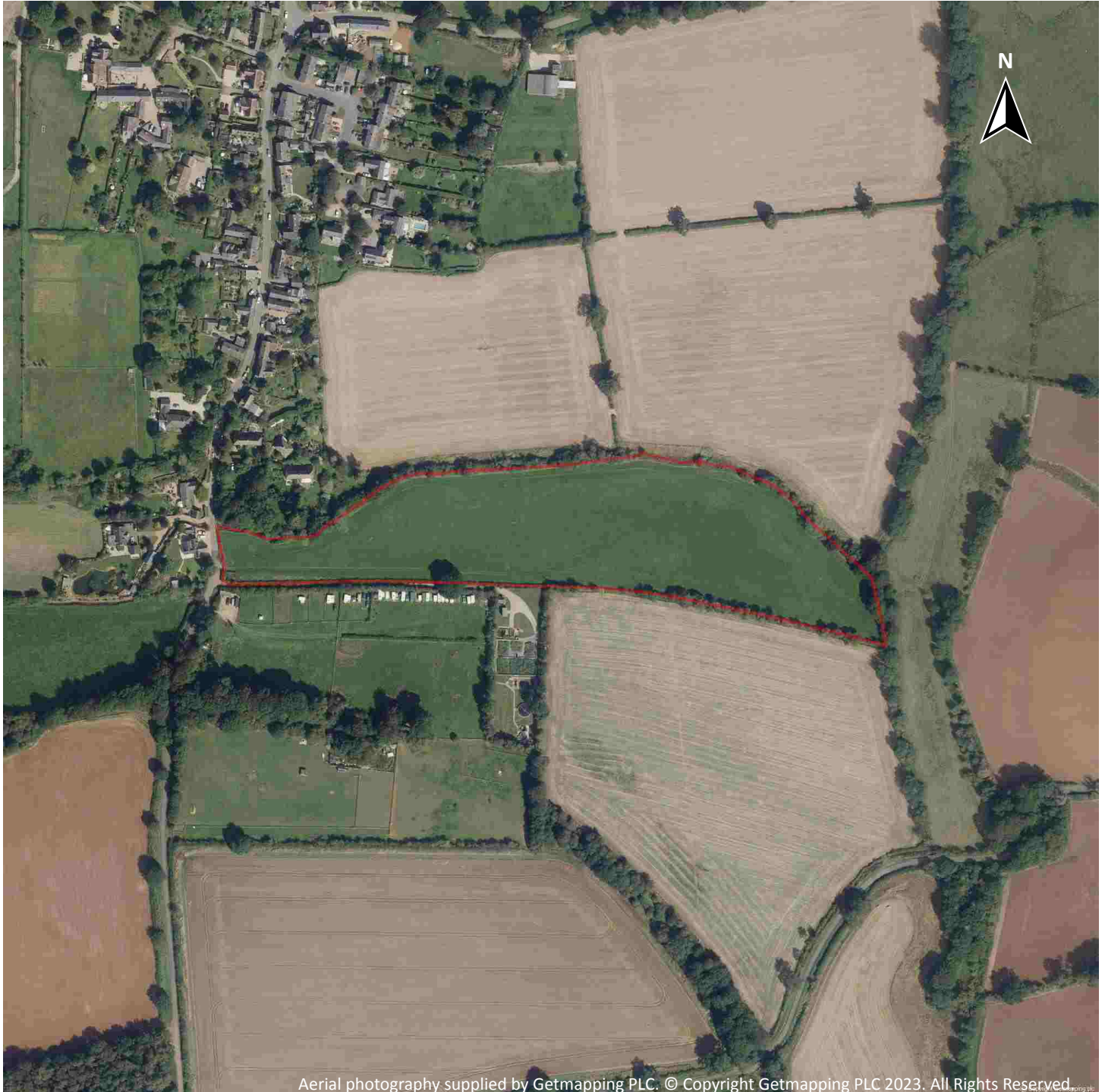
Tree Protection Orders protect specific trees, groups of trees or woodlands in the interests of amenity. It is prohibited to undertake cutting down, topping, lopping, uprooting, root cutting, wilful damage or wilful destruction of protected trees without the Local Planning Authority's written consent.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

## Riparian Ownership

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



## Recent aerial photograph



Capture Date: 24/08/2019

Site Area: 3.35ha



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## Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	1	8	16
Former tanks	0	0	2
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	1
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



**Contaminated land / Past land use**



**Site Outline**

Search buffers in metres (m)

- Former industrial land uses
- Former tanks

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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
0	on site	Sewage Works	1977
3 m	SW	Sewage Works	1994
3 m	W	Corn Mill	1881
6 m	W	Unspecified Mill	1920
8 m	W	Unspecified Mill	1954

Distance	Direction	Use	Date
9 m	W	Unspecified Mill	1923
9 m	W	Unspecified Mill	1899
17 m	W	Unspecified Mill	1881
22 m	W	Unspecified Mill	1938
70 m	SW	Unspecified Tank	1977
70 m	SW	Unspecified Tank	1994
137 m	SE	Corn Mill	1881
137 m	SE	Unspecified Disused Mill	1923
138 m	SE	Unspecified Disused Mill	1899
138 m	SE	Unspecified Disused Mill	1920
138 m	SE	Unspecified Disused Mill	1938
140 m	SE	Unspecified Disused Mill	1954
144 m	SE	Corn Mill	1881
145 m	W	Unspecified Pit	1954
150 m	W	Unspecified Pit	1977
150 m	W	Unspecified Pit	1994
178 m	W	Cuttings	1923
183 m	W	Cuttings	1920
183 m	W	Cuttings	1938
186 m	W	Cuttings	1954

This data is sourced from Ordnance Survey/Groundsure.

### Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

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

Distance	Direction	Use	Date
69 m	SW	Unspecified Tank	1993



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Distance	Direction	Use	Date
70 m	SW	Unspecified Tank	1990

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**Contaminated land / Current and recent industrial**



**— Site Outline**

Search buffers in metres (m)

**● Recent industrial land uses**

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**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.

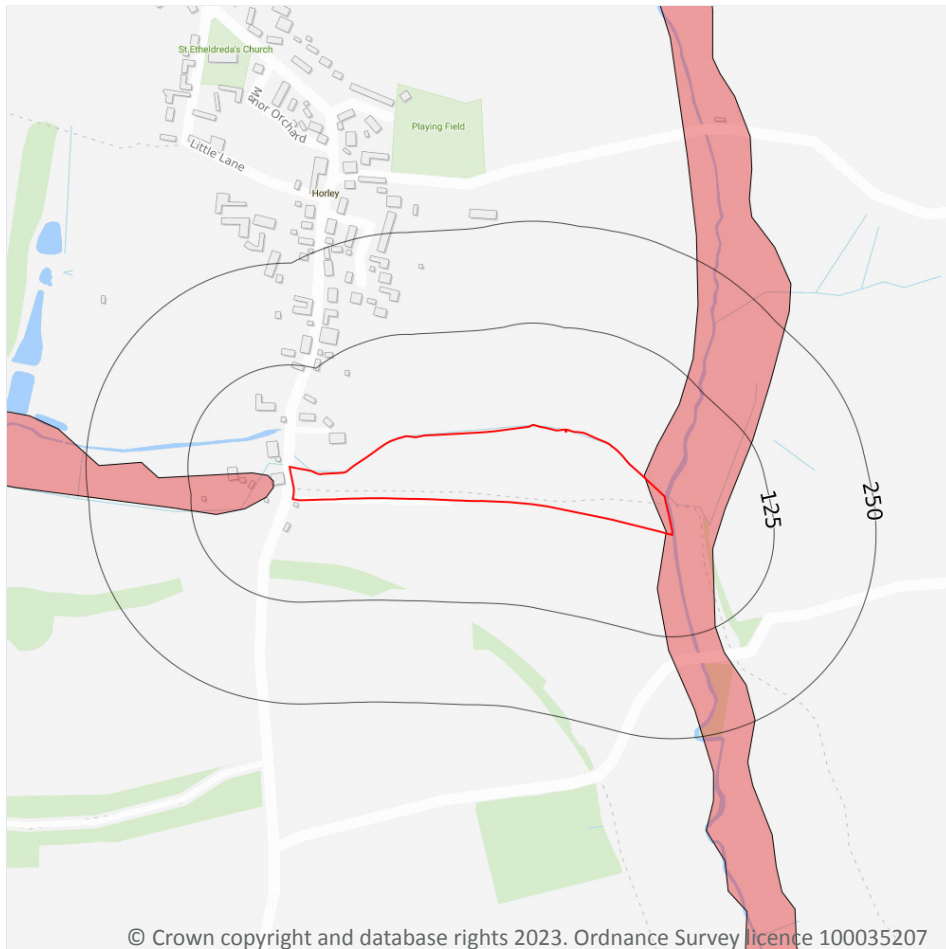
Please see [page 2 >](#) for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	54 m	SW	Sewage Works - Oxfordshire, OX15	Waste Storage, Processing and Disposal	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



## Superficial hydrogeology



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— Site Outline  
Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

### Aquifers within superficial geology

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

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

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

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

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

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

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



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Distance	Direction	Designation
0	on site	Secondary A
23 m	W	Secondary A

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

## Superficial geology

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

Description	BGS LEX Code	Rock Type
ALLUVIUM	ALV-XCZSV	CLAY, SILT, SAND AND GRAVEL

This data is sourced from British Geological Survey.

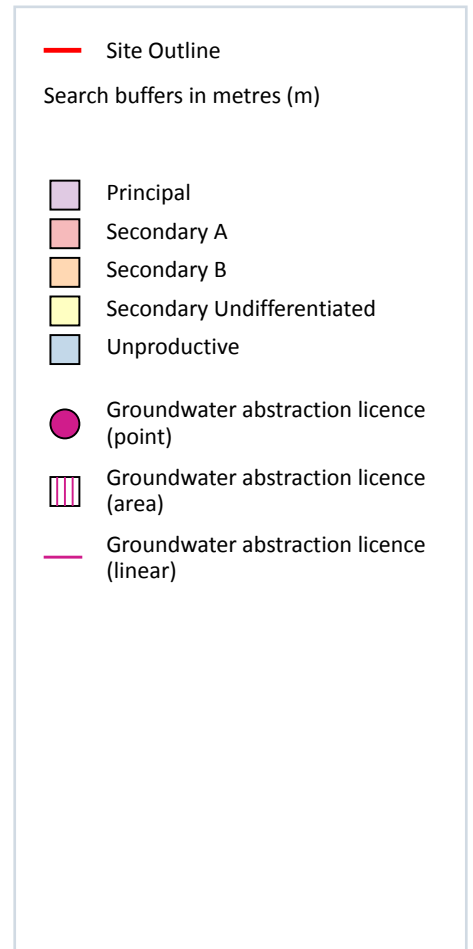
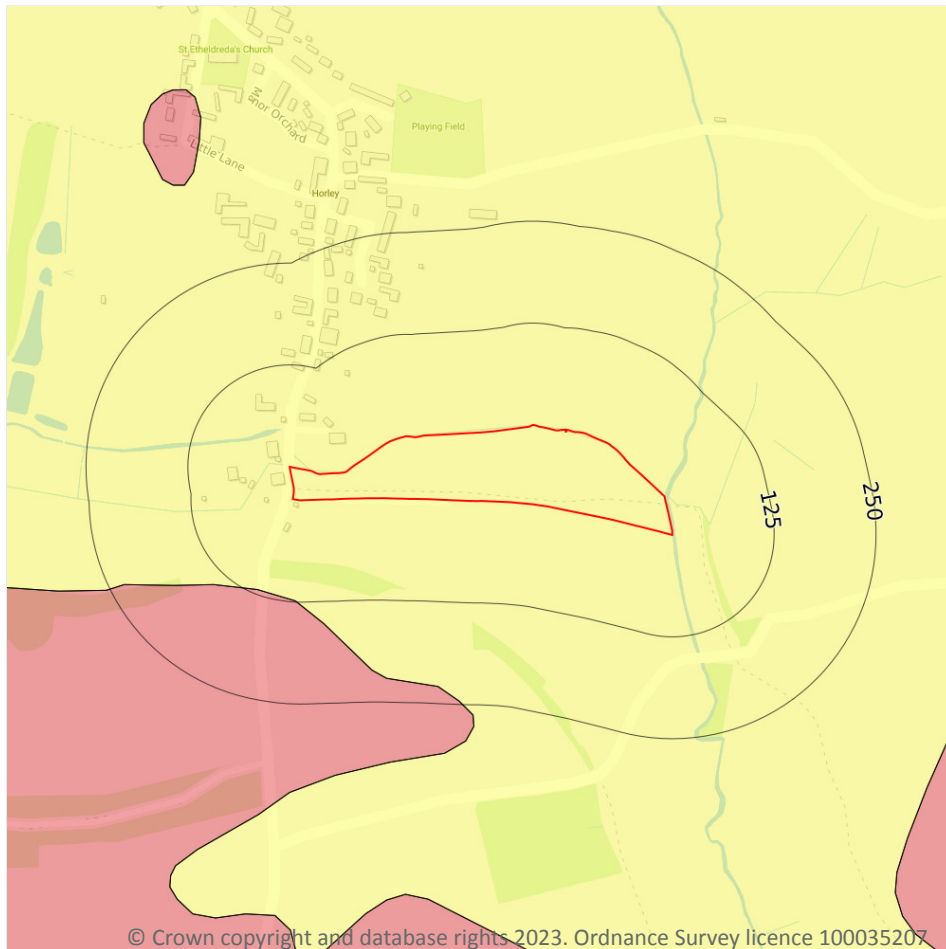


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## Bedrock hydrogeology



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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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Distance	Direction	Designation
0	on site	Secondary Undifferentiated
119 m	SW	Secondary A

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

## Bedrock geology

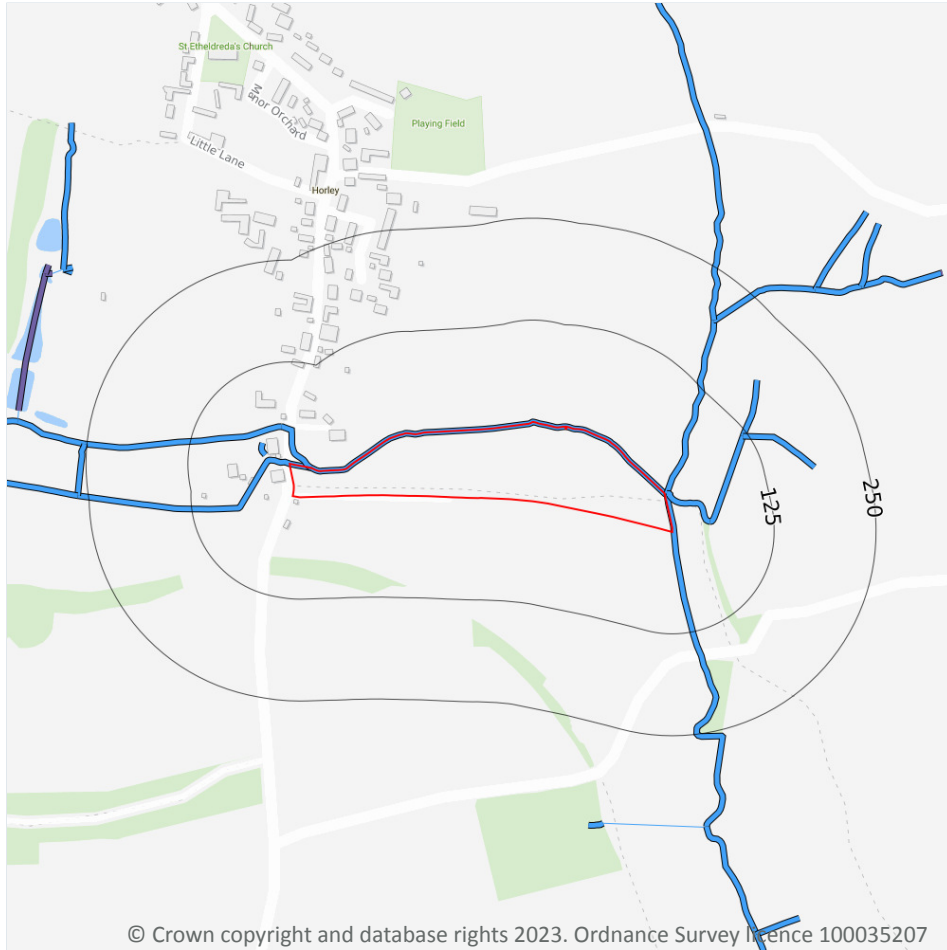
Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

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

This data is sourced from British Geological Survey.



**Hydrology**



**Site Outline**

Search buffers in metres (m)

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

Type of watercourse:

- At ground level
- Underground
- Elevated
- Unspecified

**Water courses from Ordnance Survey**

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

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

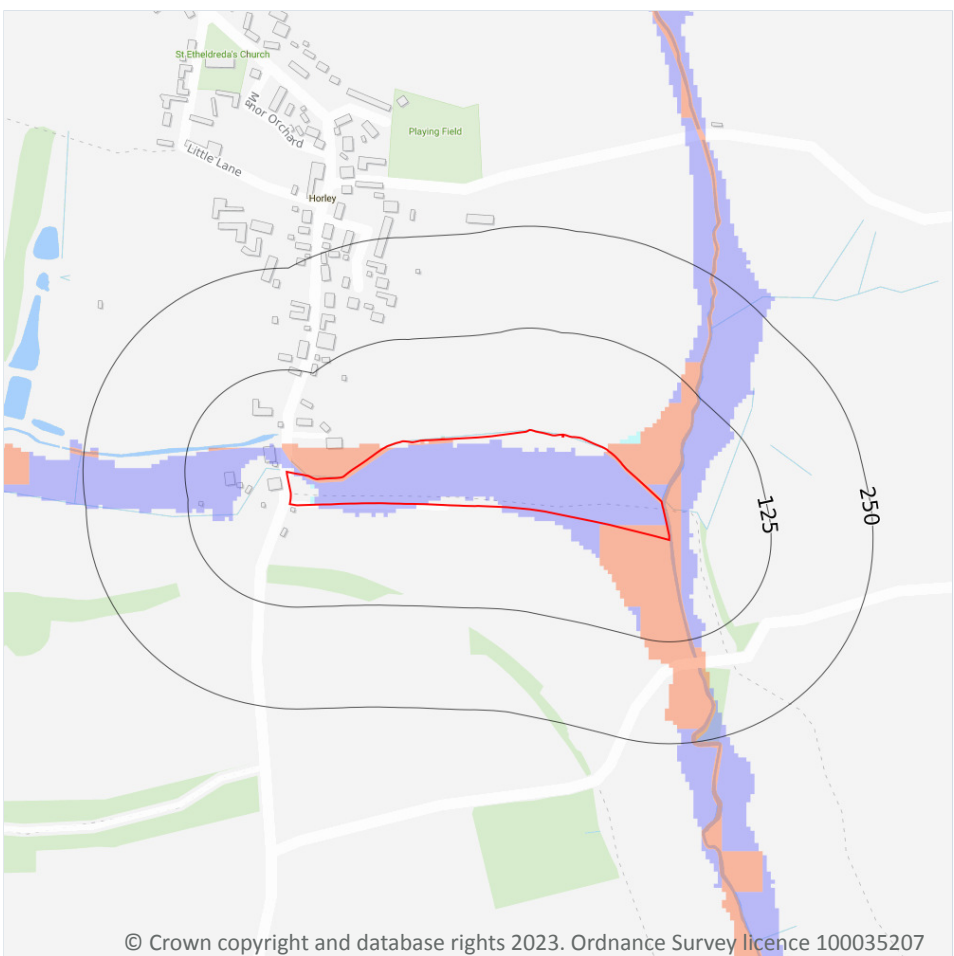
Distance	Direction	Details
0	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
2 m	E	Name: Sor Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
3 m	E	Name: Sor Brook 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	E	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)
32 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
47 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
47 m	E	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)
119 m	E	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)
119 m	E	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)
196 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)



Distance	Direction	Details
196 m	NE	Name: Sor Brook 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 / 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
- Areas Benefiting from Flood 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.

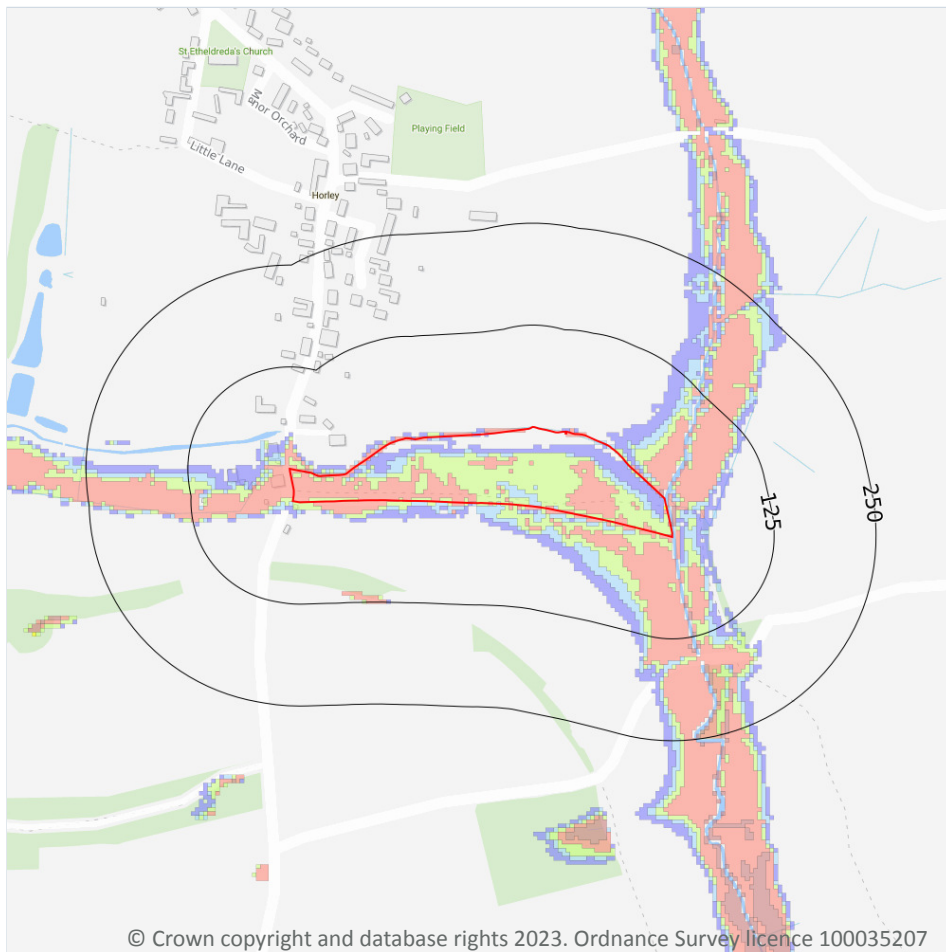
RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition

those defences are in. The model uses local water level and flood defence data to model flood risk. See page [page 58 >](#) 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)

**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 Highly Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.

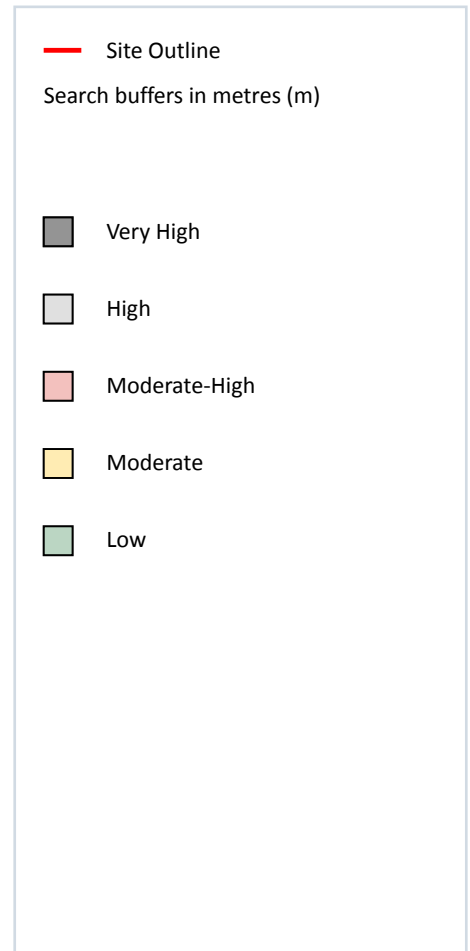
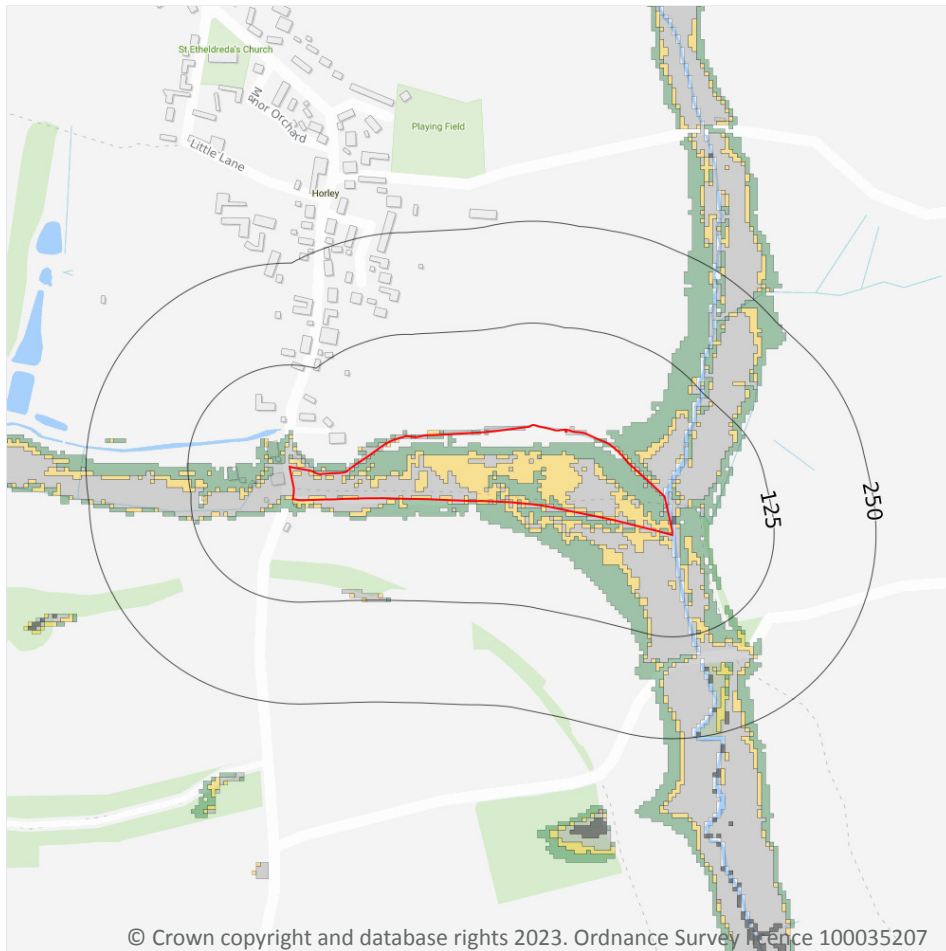


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**Flooding / Ambient FloodScore™ insurance rating**



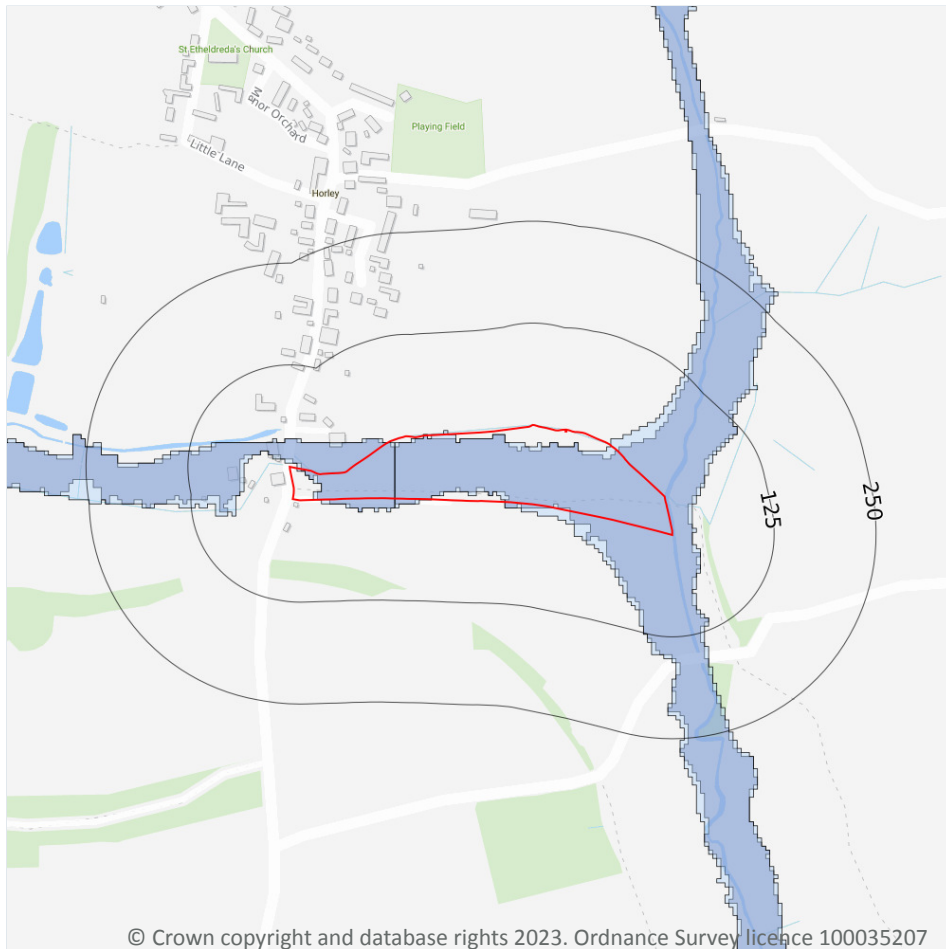
The property has been rated as having a High level of flood hazard.

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

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 2
0	on site	Flood zone 3
0	on site	Flood zone 3

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



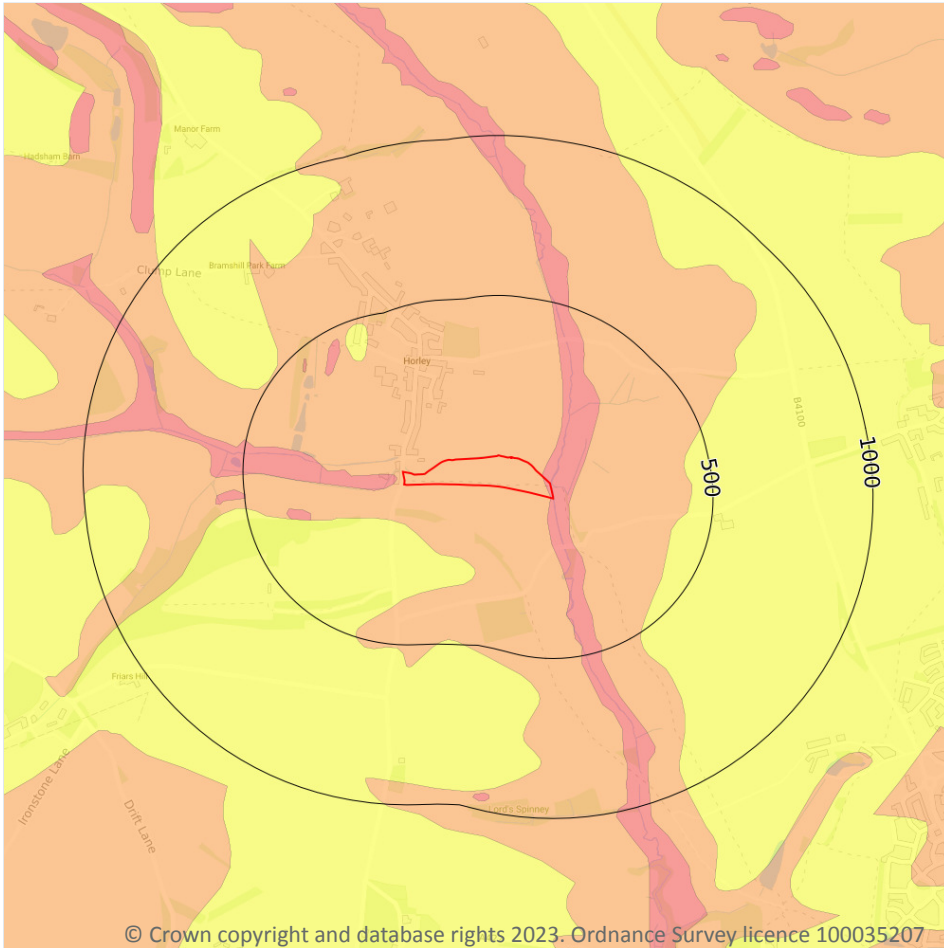
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**Ground stability / Natural ground subsidence**



— 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.



**Ground stability / Non-natural ground subsidence**



**Site Outline**

Search buffers in metres (m)

- Infilled Land

Mining hazards:

- Highly likely
- Likely

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**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	Sewage Works	1977
3 m	SW	Sewage Works	1994



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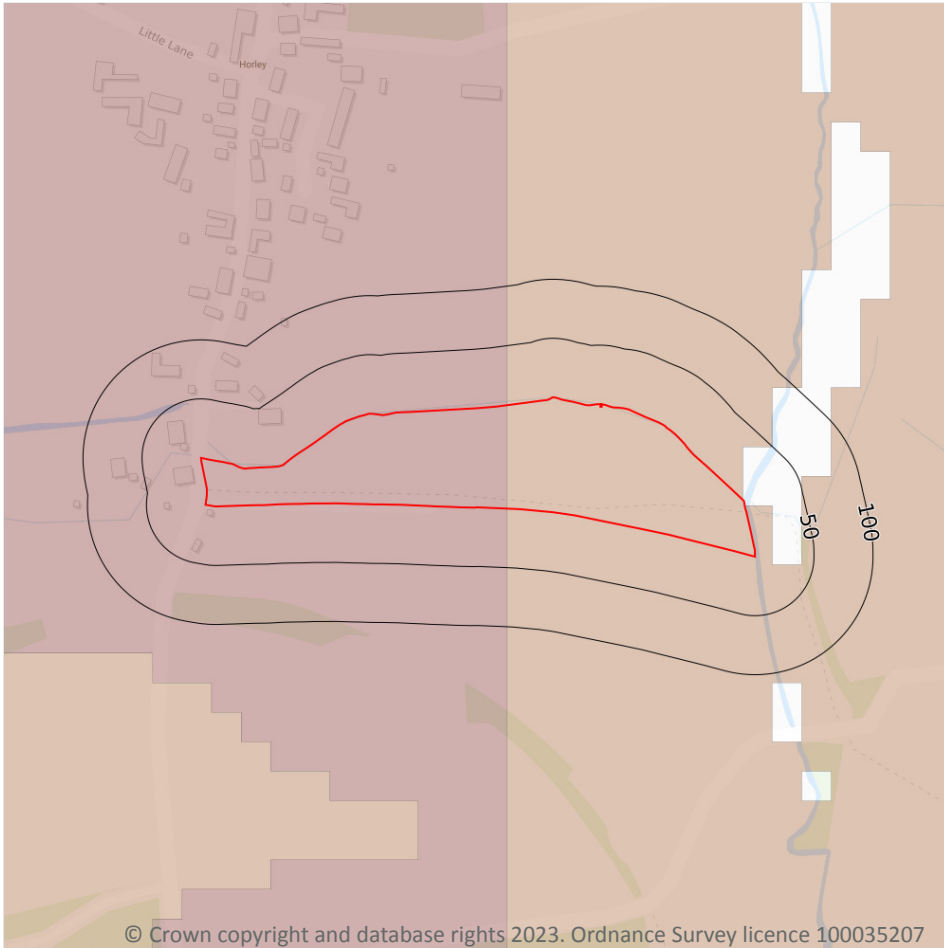
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Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been 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



- Site Outline
- Search buffers in metres (m)
- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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

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

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

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

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

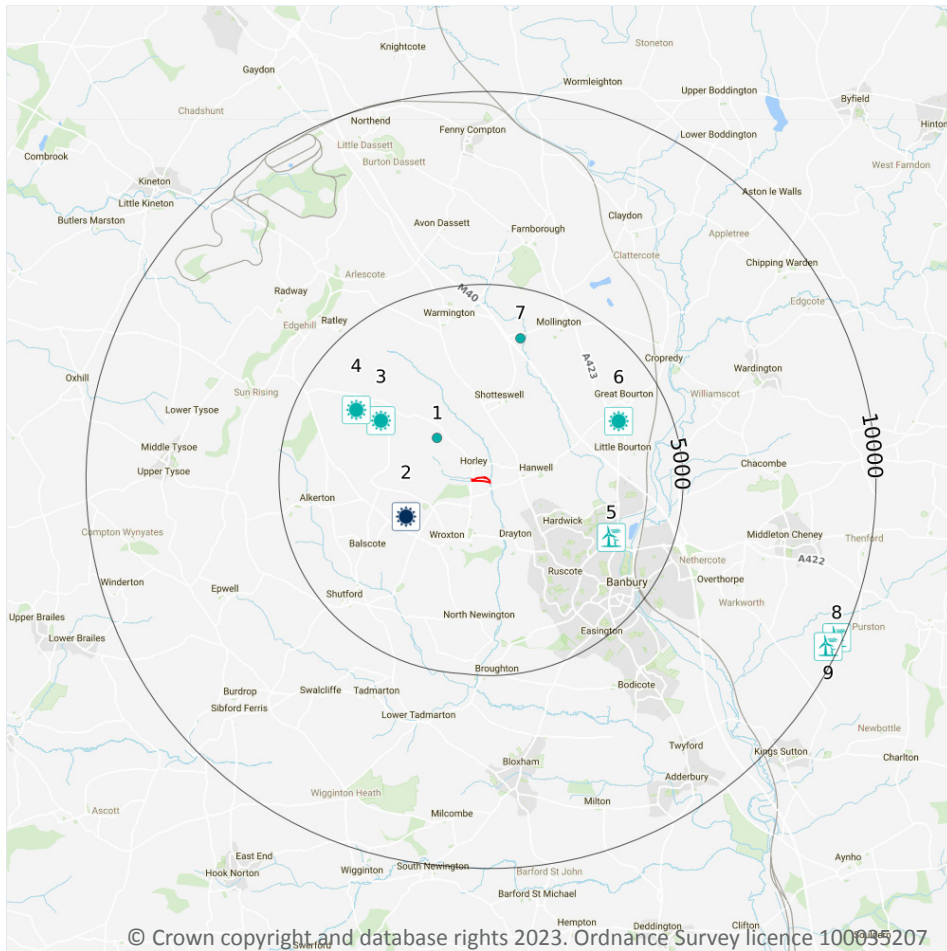


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**Energy / Wind and solar**



**Site Outline**

Search buffers in metres (m)

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

**Proposed wind farms**

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity. Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
5	3-4 km	SE	Site Name: Tesco Stores Ltd 8 Lockheed Close, Banbury, Oxfordshire, OX16 1LX Planning Application Reference: 08/02335/F Type of Project: 2 Wind Turbines	Application Date: 2008-11-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 10.6m high micro wind turbines and associated works for a period of 15 years. Approximate Grid Reference: 445378, 241960
8	9-10 km	SE	Site Name: Little Purston Farm, Purston, Kings Sutton Parish, Brackley, Northamptonshire, NN13 5PL Planning Application Reference: S/2010/0360/FUL Type of Project: 2 Wind Turbines	Application Date: 2010-03-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two wind turbines. Approximate Grid Reference: 451216, 239366
9	9-10 km	SE	Site Name: Little Purston Farm, Purston, Kings Sutton Parish, Brackley, Northamptonshire, NN13 5PL Planning Application Reference: S/2009/1236/FUL Type of Project: 2 Wind Turbines	Application Date: 2009-12-14 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of two wind turbines. Approximate Grid Reference: 451216, 239366

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

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

## Proposed wind turbines

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

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



ID	Distance	Direction	Details	
1	1-2 km	NW	Site Name: Hadsham Barn, Horley, Banbury, OX15 6BN Planning Application Reference: 18/01338/F Type of Project: Wind Turbine	Application Date: 2018-08-13 Planning Stage: Detail Plans Granted Project Details: Scheme comprises construction of a 1.75 meters diameter micro wind turbine on the north gable of the main barn to help provide power to the off-grid property. Approximate Grid Reference: 440869, 244537
7	3-4 km	N	Site Name: March Road, Mollington, Cherwell, Banbury, Oxfordshire, OX17 Planning Application Reference: 14/00011/F Type of Project: Wind Turbine	Application Date: 2014-01-21 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a single wind turbine with maximum blade tip height of 77m, formation of new vehicular access track and associated infrastructure. Approximate Grid Reference: 443023, 247129

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

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

## Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
2	1-2 km	SW	Land South West Of Apollo Business Park, Drift Lane Wroxton Oxfordshire	Contractor: Cyrasol Ecotec LPA Name: Cherwell District Council Capacity (MW): 1.7	Application Date: 18/01/2013 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 15/04/2014

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



## Proposed solar installations

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

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

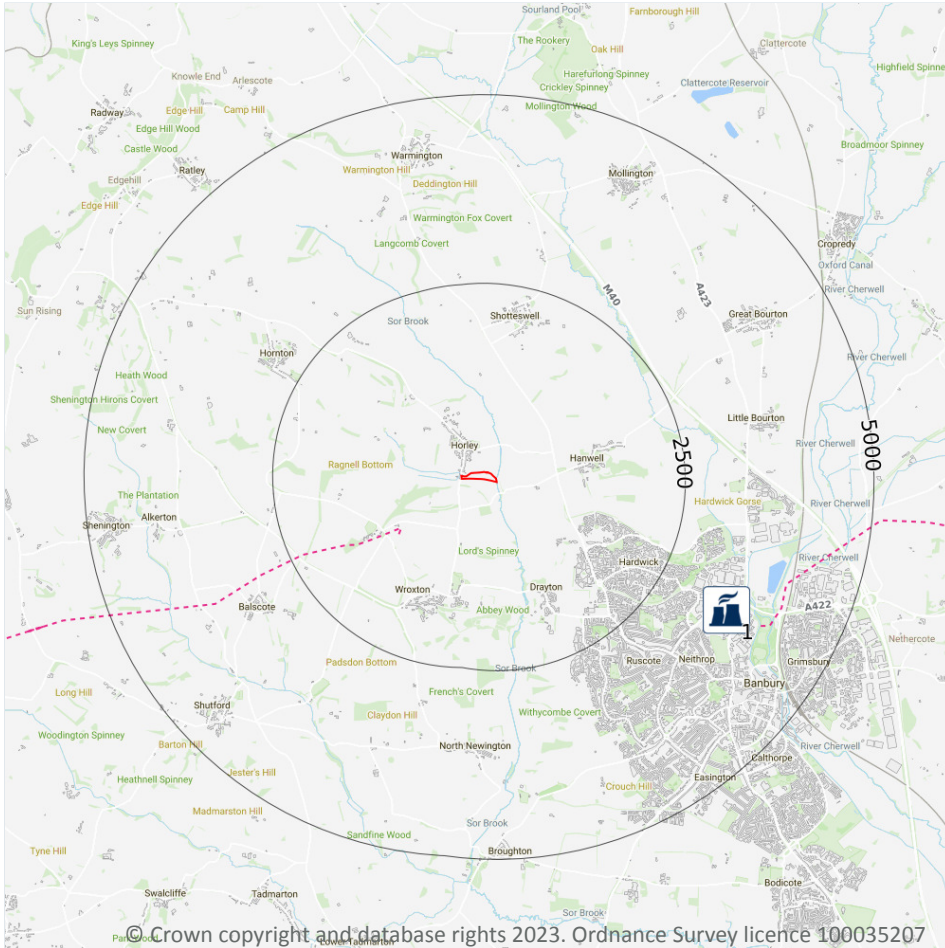
ID	Distance	Direction	Address	Details	
3	2-3 km	NW	Greenhaven, Pages Lane, Hornton, Banbury, OX15 6BX	Applicant name: Dr & Mrs Harwood Application Status: Full Development Application Date: 13/03/2023 Application Number: 23/00657/F	Rear ground storey extension and Ground Mount Solar PV system installation to front
4	3-4 km	NW	The Gables, Millers Lane, Hornton, OX15 6BS	Applicant name: Mr Graham Taylor Application Status: Full Development Application Date: 17/11/2022 Application Number: 22/03310/F	Ground mounted solar array designed to provide renewable energy to the property directly and through an energy storage system built into the proposed installation
6	3-4 km	NE	Land Adjoining And East Of Southam Road, Great Bourton	Applicant name: Mr Craig Barlow Application Status: Screening Opinion Application Date: 12/03/2014 Application Number: 14/00015/SO	Screening Opinion - Proposed Solar Farm.

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





**Energy / Energy infrastructure**



**— Site Outline**

Search buffers in metres (m)

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

**Power stations**

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	3-4 km	SE	Jacobs Douwe Egberts	JDE Banbury	Combined Heat and Power	8	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

## Transportation / Railways and Underground



**Site Outline**

Search buffers in metres (m)

- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels

### Abandoned railways

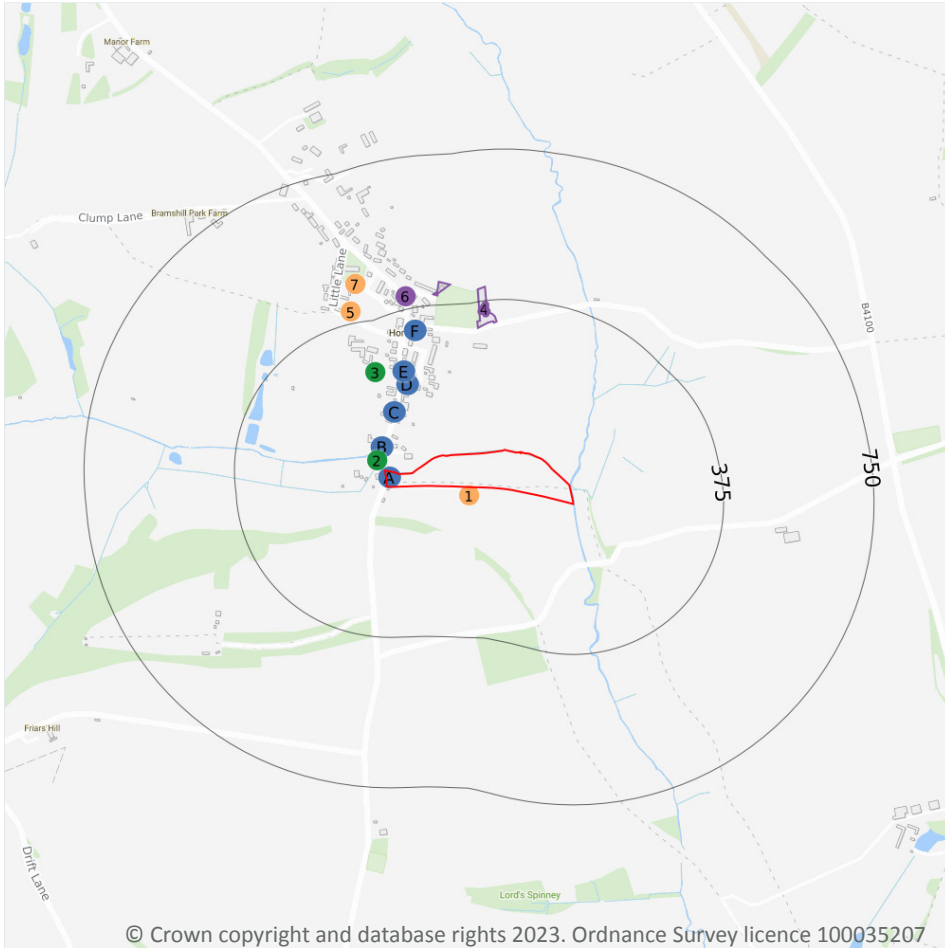
The property is situated within 250m of an abandoned railway. Abandoned railways have the potential to be reopened in the future, and abandoned tunnels can also pose ground stability issues if a property basement is to be developed.

Distance	Direction	Status
89 m	SW	Abandoned

Distance	Direction	Status
112 m	SW	Razed
154 m	S	Abandoned



**Planning Applications**



**— Site Outline**

Search buffers in metres (m)

- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

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**Large projects searched to 750m**

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

ID	Details	Description	Online record
ID: 4 Distance: 311 m Direction: N	Application reference: 22/00911/F Application date: 25/03/2022 Council: Cherwell Accuracy: Exact	Address: Horley Cricket Club, Lane Close & Banbury Lane, Horley, Banbury, Oxfordshire, OX15 6BH Project: Pavilion (New/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>



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Ref: XP-CA1-9461642  
Your ref: HEP/163258.001 - 00561565  
Grid ref: 441837 243444

ID	Details	Description	Online record
ID: 6 Distance: 407 m Direction: NW	Application reference: 17/02044/F Application date: 16/10/2017 Council: Cherwell Accuracy: Proximity	Address: Horley Cricket Club, Lane Close & Banbury Lane, Horley, Banbury, Oxfordshire, OX15 6BH Project: Pavilion (New/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>

## Small projects searched to 500m

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

ID	Details	Description	Online record
ID: A Distance: 0 Direction: on site	Application reference: 22/01653/F Application date: 16/06/2022 Council: Cherwell Accuracy: Proximity	Address: Land south of the Old Council, Wroxton Lane, Horley, Banbury, Oxfordshire, OX15 6BB Project: Footpath Last known status: An application has been submitted for detailed approval.	<a href="#">Link ↗</a>
ID: 1 Distance: 23 m Direction: SW	Application reference: 13/01337/CM Application date: 29/08/2013 Council: Cherwell Accuracy: Proximity	Address: Horley Sewage Works, Wroxton Lane, Horley, Banbury, Oxfordshire, OX15 6BB Project: Kiosk Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 58 m Direction: W	Application reference: 17/00047/REM Application date: 10/01/2017 Council: Cherwell Accuracy: Proximity	Address: Horley Mill Garage, Horley, Banbury, Oxfordshire, OX15 6BB Project: Luxury House Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 81 m Direction: W	Application reference: 16/01323/F Application date: 11/08/2016 Council: Cherwell Accuracy: Proximity	Address: Old Forge, Wroxton Lane, Horley, Banbury, Oxfordshire, OX15 6BB Project: House/Campsites (Conversion/Extension) Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: D Distance: 195 m Direction: NW	Application reference: 17/00289/LB Application date: 15/03/2017 Council: Cherwell Accuracy: Proximity	Address: Chapel Cottage, Wroxton Lane, Horley, Banbury, Oxfordshire, OX15 6BD Project: Demolition Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: F Distance: 317 m Direction: NW	Application reference: 21/01855/F Application date: 25/05/2021 Council: Cherwell Accuracy: Proximity	Address: Manor Farm House, Banbury Lane, Horley, Banbury, Oxfordshire, OX15 6BE Project: Driveway Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: F Distance: 317 m Direction: NW	Application reference: 21/01856/LB Application date: 25/05/2021 Council: Cherwell Accuracy: Proximity	Address: Manor Farm House, Horley, Banbury, Oxfordshire, OX15 6BE Project: Access Road Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: 5 Distance: 403 m Direction: NW	Application reference: 20/00985/F Application date: 01/05/2020 Council: Cherwell Accuracy: Proximity	Address: Horley Manor, Little Lane, Horley, Banbury, Oxfordshire, OX15 6BJ Project: Solar Panels Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: 7 Distance: 469 m Direction: NW	Application reference: 22/00799/LB Application date: 17/03/2022 Council: Cherwell Accuracy: Proximity	Address: Horley, Banbury, Oxfordshire, OX15 6BJ Project: School (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>

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

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

ID	Details	Description	Online record
ID: A Distance: 6 m Direction: W	Application reference: 19/01214/F Application date: 22/07/2019 Council: Cherwell Accuracy: Exact	Address: Old Forge, Horley, Banbury, Oxfordshire, South East, OX15 6BB Project: House (Conversion) Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: A Distance: 6 m Direction: W	Application reference: 18/01568/F Application date: 19/09/2018 Council: Cherwell Accuracy: Exact	Address: Homestraight Mortgages Old For, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BB Project: House (Conversion) Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: A Distance: 16 m Direction: W	Application reference: 20/02719/F Application date: 01/10/2020 Council: Cherwell Accuracy: Exact	Address: Brook Cottage, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BB Project: Single Storey Side Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: 2 Distance: 32 m Direction: W	Application reference: 22/02123/F Application date: 29/07/2022 Council: Cherwell Accuracy: Exact	Address: Horley Mill, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BB Project: 2 Storey House (Extension) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>



ID	Details	Description	Online record
ID: B Distance: 61 m Direction: W	Application reference: 15/00375/F Application date: 17/03/2015 Council: Cherwell Accuracy: Proximity	Address: Mill Cottage, 1 Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BB Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 61 m Direction: W	Application reference: 14/00654/F Application date: 28/04/2014 Council: Cherwell Accuracy: Proximity	Address: Brook Cottage, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BB Project: 2 Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 77 m Direction: W	Application reference: 16/00228/F Application date: 05/02/2016 Council: Cherwell Accuracy: Exact	Address: Brook Cottage, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BB Project: 2 Storey House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: B Distance: 80 m Direction: W	Application reference: 18/00093/F Application date: 16/01/2018 Council: Cherwell Accuracy: Exact	Address: Homestraight Mortgages, Old Forge Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BB Project: House (Conversion) Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: B Distance: 80 m Direction: W	Application reference: 17/00552/O56 Application date: 10/03/2017 Council: Cherwell Accuracy: Exact	Address: Homestraight Mortgages, Old Forge Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BB Project: House (Conversion) Last known status: The application for outline approval has been withdrawn.	<a href="#">Link ↗</a>
ID: C Distance: 123 m Direction: NW	Application reference: 13/01182/F Application date: 01/08/2013 Council: Cherwell Accuracy: Exact	Address: Midhill, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: 2 Storey Side/Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: C Distance: 146 m Direction: NW	Application reference: 22/00500/F Application date: 21/02/2022 Council: Cherwell Accuracy: Exact	Address: Rivendell, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: C Distance: 153 m Direction: NW	Application reference: 13/01885/F Application date: 23/12/2013 Council: Cherwell Accuracy: Exact	Address: Midhill, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: 2 Storey House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: C Distance: 153 m Direction: NW	Application reference: 13/00869/F Application date: 13/06/2013 Council: Cherwell Accuracy: Exact	Address: Midhill, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: House (Extension) Last known status: The application for detail approval has been withdrawn.	<a href="#">Link ↗</a>
ID: D Distance: 193 m Direction: NW	Application reference: 15/00673/OUT Application date: 27/04/2015 Council: Cherwell Accuracy: Proximity	Address: Horley Mill Garage, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: House (Outline) Last known status: Outline approval has been granted.	<a href="#">Link ↗</a>

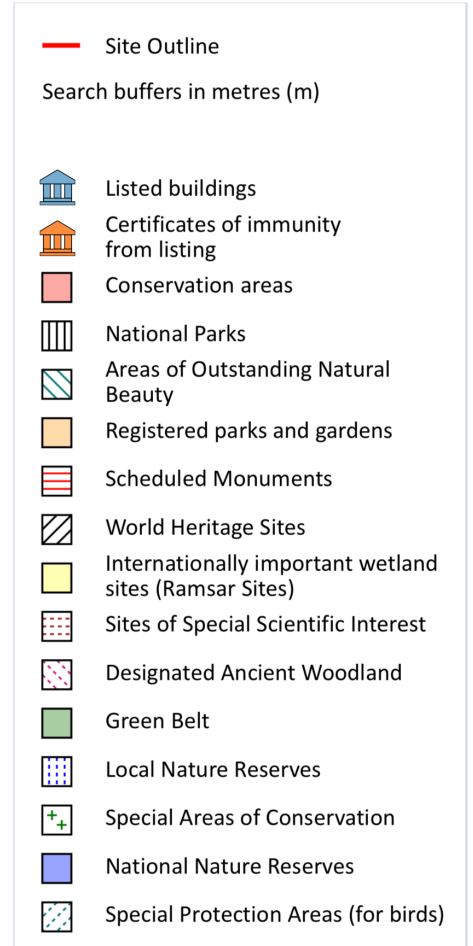
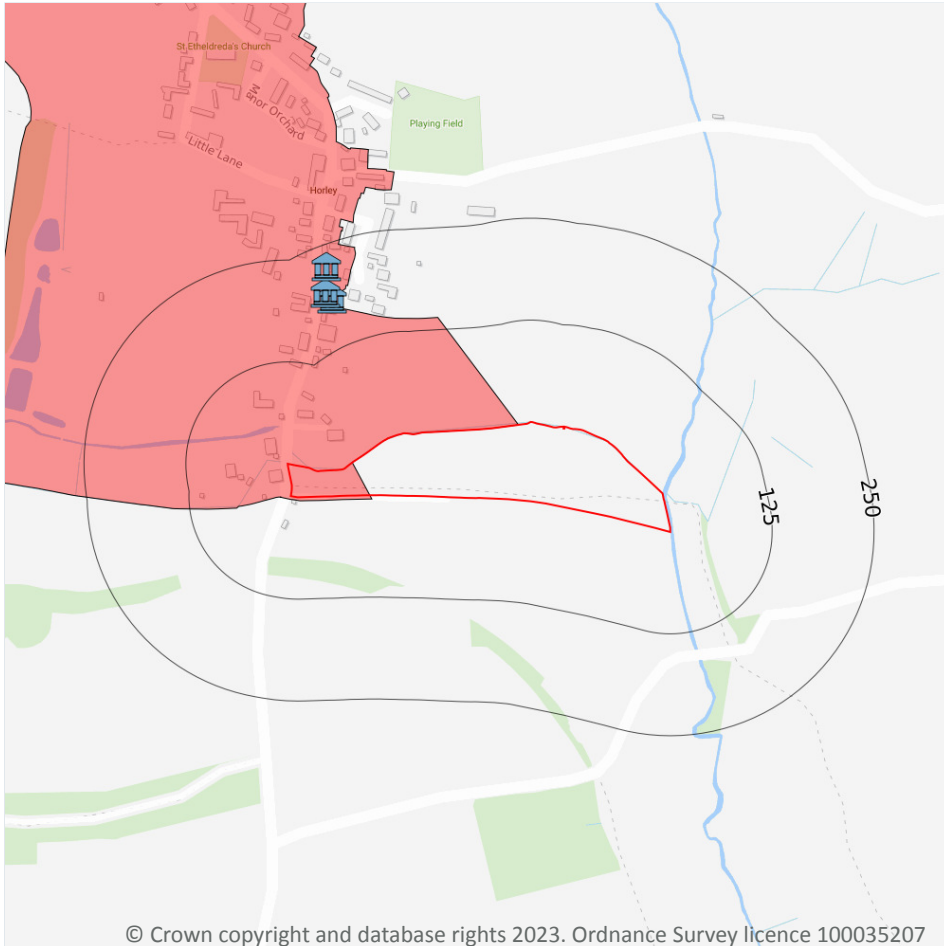


ID	Details	Description	Online record
ID: D Distance: 195 m Direction: NW	Application reference: 22/02637/F Application date: 26/08/2022 Council: Cherwell Accuracy: Exact	Address: Chapel Cottage, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: Single Storey Rear Extension Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: D Distance: 195 m Direction: NW	Application reference: 22/02638/LB Application date: 26/08/2022 Council: Cherwell Accuracy: Exact	Address: Chapel Cottage, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: Single Storey Rear Extension Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: D Distance: 195 m Direction: NW	Application reference: 21/02720/F Application date: 18/08/2021 Council: Cherwell Accuracy: Exact	Address: Chapel Cottage, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: Single Storey Rear Extension Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: D Distance: 195 m Direction: NW	Application reference: 21/02721/LB Application date: 18/08/2021 Council: Cherwell Accuracy: Exact	Address: Chapel Cottage, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: Single Storey Rear Extension Last known status: The application for detail approval has been refused.	<a href="#">Link ↗</a>
ID: D Distance: 195 m Direction: NW	Application reference: 19/00511/LB Application date: 10/04/2019 Council: Cherwell Accuracy: Exact	Address: Chapel Cottage, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: House (Alterations) Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: E Distance: 228 m Direction: NW	Application reference: 17/01703/F Application date: 25/08/2017 Council: Cherwell Accuracy: Exact	Address: Hillside Farm, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>
ID: E Distance: 228 m Direction: NW	Application reference: 17/01670/LB Application date: 20/10/2017 Council: Cherwell Accuracy: Exact	Address: Hillside Farm, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: Side Extension Last known status: Listed Building Consent has been granted for this scheme.	<a href="#">Link ↗</a>
ID: 3 Distance: 245 m Direction: NW	Application reference: 19/01871/F Application date: 09/09/2019 Council: Cherwell Accuracy: Exact	Address: The Boma, Wroxton Lane, Horley, Banbury, Oxfordshire, South East, OX15 6BD Project: Porch Last known status: Detailed plans have been granted.	<a href="#">Link ↗</a>





## Planning constraints



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### 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	Horley	Cherwell

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/](https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/).



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Your ref: HEP/163258.001 - 00561565  
Grid ref: 441837 243444

## Listed Buildings

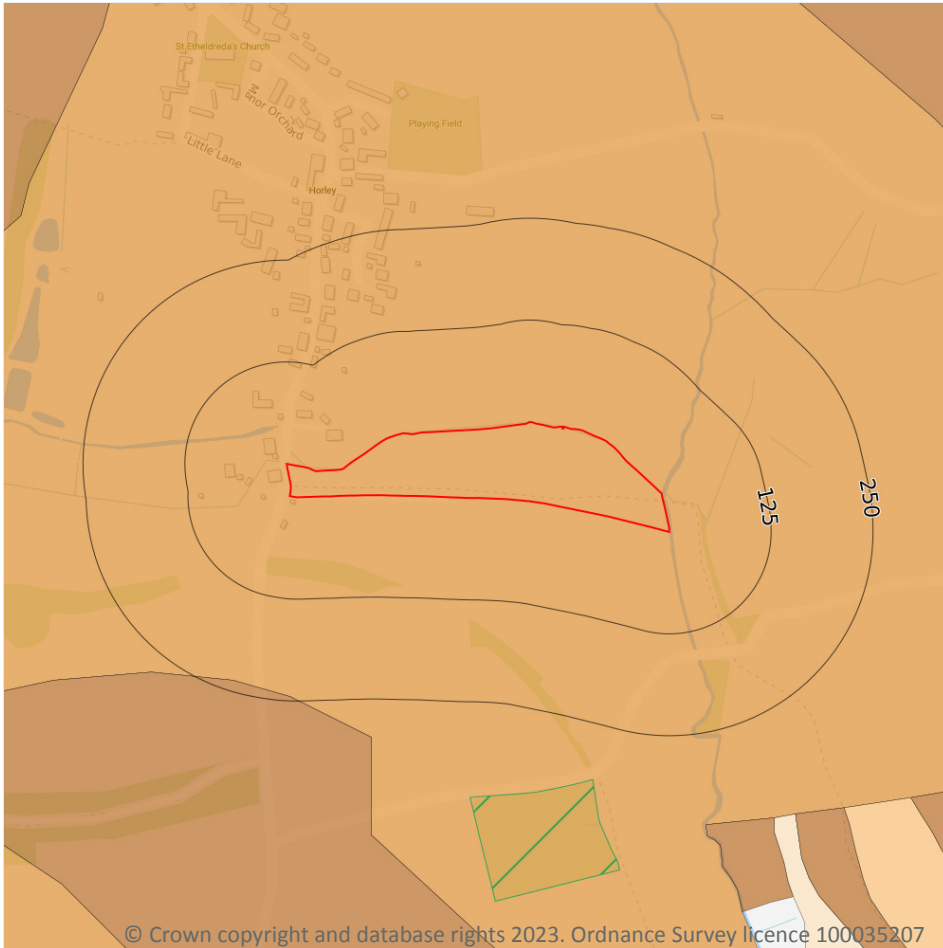
The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or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

Distance	Direction	Name	Grade	Listed building reference number	Listed date
185 m	NW	Methodist Chapel	II	1216559	18/12/1986
192 m	NW	Chapel House	II	1287584	08/12/1955
224 m	NW	Hillside Farmhouse And Cottage Abutting On Right	II	1216552	08/12/1955

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



**Agricultural Features**



**Site Outline**

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Timber felling licences
- Open Access land

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**Agricultural land classifications**

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

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

Distance	Direction	Details
236 m	SW	<p>Classification: Grade 2</p> <p>Description: Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.</p>

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



## 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
<b>Discharge consents</b>	<b>Identified</b>	Hazardous substance storage/usage	Not identified
Countryside stewardship schemes	Not identified	Sites designated as Contaminated Land	Not identified
<b>Environmental stewardship schemes</b>	<b>Identified</b>	Historical licensed industrial activities	Not identified
<b>Nitrate Vulnerable Zone</b>	<b>Identified</b>	Current or recent licensed industrial activities	Not identified
<b>Agricultural land classifications</b>	<b>Identified</b>	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
<b>Former industrial land use (1:10,560 and 1:10,000 scale)</b>	<b>Identified</b>	Dangerous industrial substances (D.S.I. List 2)	Not identified
<b>Former tanks</b>	<b>Identified</b>	Pollution incidents	Not identified
Former energy features	Not identified	Superficial hydrogeology	
Former petrol stations	Not identified	<b>Aquifers within superficial geology</b>	<b>Identified</b>
Former garages	Not identified	<b>Superficial geology</b>	<b>Identified</b>
Former military land	Not identified	Bedrock hydrogeology	
Former landfill (from Local Authority and historical mapping records)	Not identified	<b>Aquifers within bedrock geology</b>	<b>Identified</b>
Waste site no longer in use	Not identified	Groundwater abstraction licences	Not identified
Active or recent landfill	Not identified	<b>Bedrock geology</b>	<b>Identified</b>
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
<b>Recent industrial land uses</b>	<b>Identified</b>		
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
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified

### Surface water flood risk **Identified**

Groundwater flooding	Not identified
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## 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 **Identified**

## Radon

### Radon **Identified**

## Oil and gas

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

## Wind and solar

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

### Proposed wind turbines **Identified**

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

### Proposed solar installations **Identified**

## Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
<b>Power stations <b>Identified</b></b>	
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
<b>Abandoned railways</b>	<b>Identified</b>
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

## Planning

<b>Large projects searched to 750m</b>	<b>Identified</b>
<b>Small projects searched to 500m</b>	<b>Identified</b>
<b>House extensions and small new builds searched to 250m</b>	<b>Identified</b>
Mobile phone masts	Not identified
Mobile phone masts planning records	Not identified

## Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified

## Planning constraints

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



## Contaminated Land assessment methodology

### Environmental risk framework

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

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

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

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

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

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

### Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

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

Pathways comprise:

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

Receptors include:

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

### Environmental risk assessment definitions

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

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

**Low to Moderate:** There are unlikely to be significant environmental liabilities associated with the property with regard to the





proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

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

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

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

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

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

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

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

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

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

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

### **Environmental Damage (Prevention and Remediation) Regulations 2015**

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

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

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

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These



regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

## Flood information

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

### Risk of flooding from rivers and the sea

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

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

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

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

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

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

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

FRAW (sea):

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

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

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

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

### Historic flood events

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

### Surface water flooding

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



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

### Proposed flood defences

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

### Flood storage areas

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

### Groundwater flooding

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

## Planning data limitations

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

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

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

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



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

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

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications are identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure has excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

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

## Conservation Area data limitations

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

## Underground data limitations

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

## Subsidence data limitations

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



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01273 257 755

Ref: XP-CA1-9461642  
Your ref: HEP/163258.001 - 00561565  
Grid ref: 441837 243444

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

[www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf](http://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf) ↗



## Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com) ↗. Groundsure adheres to the Conveyancing Information Executive Standards.

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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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

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

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

Complaints should be sent to:

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

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

Groundsure's Terms and Conditions can be viewed online at this link: [www.groundsure.com/terms-and-conditions-april-2023/](http://www.groundsure.com/terms-and-conditions-april-2023/) ↗

## Important consumer protection information

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



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