

Screening



LAND ADJACENT TO 9 HAREBELL CLOSE,
PILLMERE, SALTASH, PL12 6XL



Reference:
XP-JE1-00761091_3377321

Grid reference:
241488 059703

Your reference:
SAL249/2

Date:
16 September 2025

Consultant's guidance and recommendations inside.

Written by:



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Professional opinion

Key results



Acceptable risk

Contaminated land

Page 3 →

Groundsure has not identified any risks of concern relating to contaminated land liabilities under Part 2A of the EPA 1990.



Negligible

Flooding

Page 20 →

No flood risks of significant concern have been identified at the site.

Other results



Ground stability

Page 21

Not identified

Summary →



Radon

Page 27

Identified

Summary →



Planning constraints

Page 29

Not identified

Summary →



Energy

Page 30

Identified

Summary →



Transportation

Page 40

Not identified

Summary →

A full assessment of these features is available in our [Energy & Transportation report](#). Contact Groundsure or your search provider for further details.

All recommendations

Page 44

Appendix →



ClimateIndex™

Page 22

Summary →

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**.

A

5 years

Negligible

A

30 years

Negligible

Rating key

A

B

C

D

E

F

Negligible risk → High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.

Recent aerial photograph



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

Capture Date: 06/08/2022

Site Area: 0.02ha



Contaminated land

Acceptable risk

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Consultant's assessment → Current/recent land use →
Past land use → Hydrogeology →
Waste and landfill → Hydrology →

Past land use

Acceptable risk



Waste and landfill

Acceptable risk



Current/recent land use

Acceptable risk



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

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.



Contaminated land

Consultant's assessment

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Consultant's assessment	→	Current/recent land use	→
Past land use	→	Hydrogeology	→
Waste and landfill	→	Hydrology	→

[Back to section summary](#) →

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.

Current land use

The site is currently a plot of undeveloped open space.

Historical land use

On-site

No potentially contaminative land uses of concern have been identified.

Surrounding area

No potentially contaminative land uses of concern have been identified near to the site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers, surface water features in proximity.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	5
Former tanks	0	0	2
Former energy features	0	0	14
Former petrol stations	0	0	0
Former garages	0	0	3
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	1	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	16
National Geographic Database (NGD) - Current or recent tanks	0	0	0
Current or recent petrol stations	0	0	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
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	3



Contaminated land
Past land use ?

Acceptable risk

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

- Section links
- Back to section summary →

Consultant's assessment →

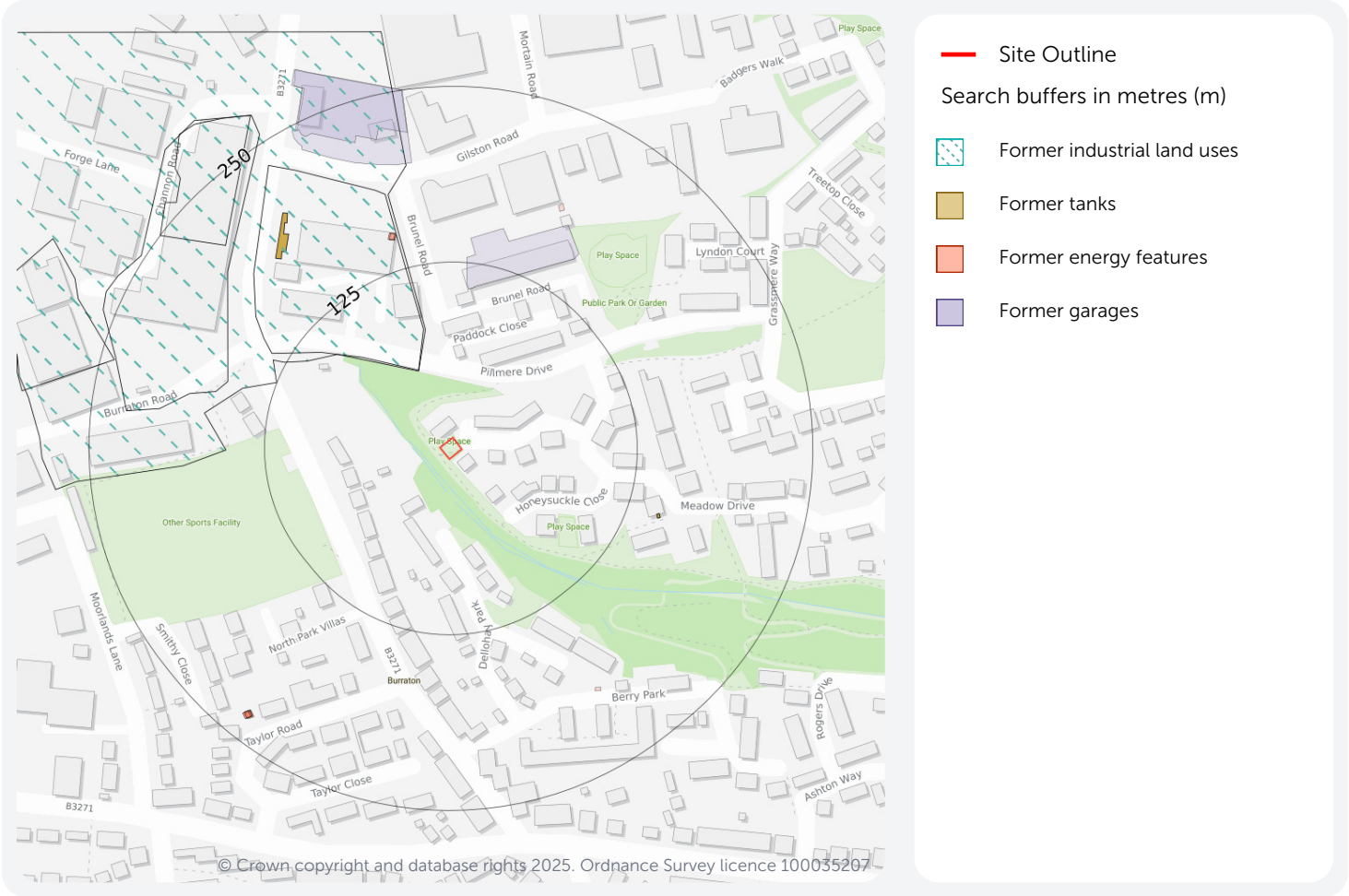
Past land use →

Waste and landfill →

Current/recent land use →

Hydrogeology →

Hydrology →



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.

Distance	Direction	Use	Date
53 m	NW	Industrial Trading Estate	1992
54 m	NW	Unspecified Factory	1983
158 m	W	Unspecified Depots	1983



Distance	Direction	Use	Date
210 m	NW	Unspecified Depot	1972
240 m	W	Unspecified Depots	1983

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.

Distance	Direction	Use	Date
146 m	E	Unspecified Tank	1952
175 m	NW	Tanks	1997

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Distance	Direction	Use	Date
146 m	N	Electricity Substation	1979
147 m	N	Electricity Substation	1997
147 m	N	Electricity Substation	1983
147 m	N	Electricity Substation	1990
178 m	NE	Electricity Substation	1986
193 m	SE	Electricity Substation	1997
228 m	SW	Electricity Substation	1969
228 m	SW	Electricity Substation	1972
228 m	SW	Electricity Substation	1979
228 m	SW	Electricity Substation	1983
228 m	SW	Electricity Substation	1990
229 m	SW	Electricity Substation	1997
229 m	SW	Electricity Substation	1986
229 m	SW	Electricity Substation	1990



This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Distance	Direction	Use	Date
106 m	N	Garage	1997
198 m	N	Garage	1979
219 m	N	Garage	1983

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land

Waste and landfill ?

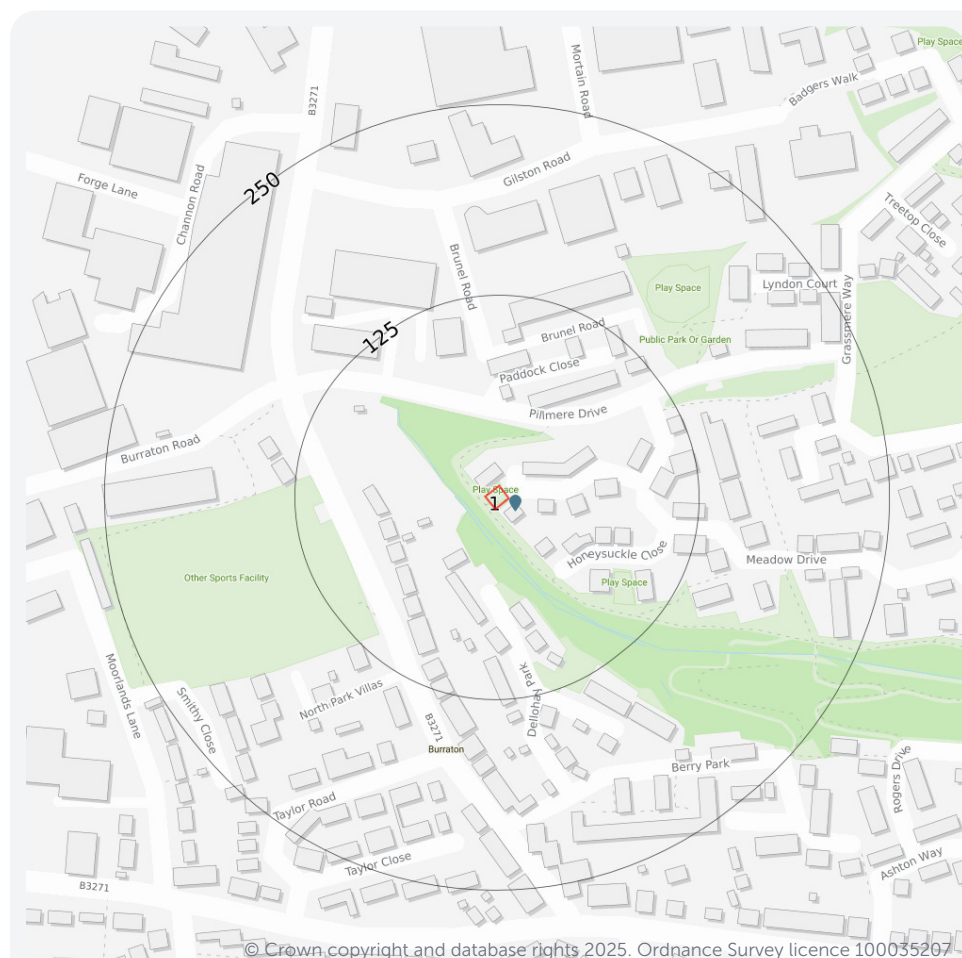
Acceptable risk

The data summarised in this section relates to closed and active landfill sites in the area as well as any waste treatment or storage facilities. These land uses can cause significant ground contamination.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
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[Waste and landfill](#) → [Hydrology](#) →



— Site Outline
 Search buffers in metres (m)
 ● Active or recent licensed waste sites

Active or recent licensed waste sites

These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

Screening



ID	Distance	Direction	Address	Type	Size	Status
1	5 m	SE	Environmental Sealand Services, Tamar View Ind Est, Saltash, Cornwall, PL12 6LD	Special Waste Transfer Station	Medium	Revoked

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



Contaminated land
Current and recent land use ?

Acceptable risk

The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

Section links	
Back to section summary	→
Consultant's assessment	→ Current/recent land use →
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Waste and landfill	→ Hydrology →



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Current or recent petrol stations
- Local Authority licensed pollutant release
- Pollution incidents

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.

ID	Distance	Direction	Company / Address	Activity	Category
2	98 m	N	Underlay Direct - Unit 5 Burley Court, Pillmere Drive, Saltash, Cornwall, PL12 6FH	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products

Screening



ID	Distance	Direction	Company / Address	Activity	Category
3	115 m	N	BP Service Station - Saltash Industrial Estate, Brunel Road, Saltash, Cornwall, PL12 6LF	Petrol and Fuel Stations	Road and Rail
4	135 m	NW	Fresh N Local - Unit 4 Burley Court, Pillmere Drive, Saltash, Cornwall, PL12 6FH	Fruit, Flower and Vegetable Growers	Farming
5	150 m	NE	Electricity Sub Station - Cornwall, PL12	Electrical Features	Infrastructure and Facilities
6	167 m	N	K G S Carz - Car Sales at Front Unit 3b, Gilston Road, Saltash, Cornwall, PL12 6TW	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	169 m	NE	Saltash Industrial Estate - Cornwall, PL12	Business Parks and Industrial Estates	Industrial Features
8	170 m	N	Omega Print & Signs - Unit 6 Castle Buildings, Gilston Road, Saltash, Cornwall, PL12 6TW	Clothing, Components and Accessories	Consumer Products
9	171 m	N	Evans Halshaw - Saltash Parkway Industrial Estate, Saltash, Cornwall, PL12 6LF	New Vehicles	Motoring
11	182 m	N	Works - Cornwall, PL12	Unspecified Works Or Factories	Industrial Features
12	190 m	SE	Electricity Sub Station - Cornwall, PL12	Electrical Features	Infrastructure and Facilities
13	213 m	W	Westward Building Services - Moorlands Trading Estate, Callington Road, Saltash, Cornwall, PL12 6LU	Tools Including Machine Shops	Industrial Products
14	213 m	N	Independent Slate Supplies Ltd - Saltash Industrial Estate, Gilston Road, Saltash, Cornwall, PL12 6TW	Stone Quarrying and Preparation	Extractive Industries
16	235 m	SW	Electricity Sub Station - Cornwall, PL12	Electrical Features	Infrastructure and Facilities
17	236 m	NW	Appleby Westward - Moorlands Trading Estate, Callington Road, Saltash, Cornwall, PL12 6LX	Distribution and Haulage	Transport, Storage and Delivery
19	241 m	N	Saltash Parkway Industrial Estate - Cornwall, PL12	Business Parks and Industrial Estates	Industrial Features
21	249 m	NE	Keynon Canopy Slate & Stone - 6, Gilston Road, Saltash, Cornwall, PL12 6TW	Stone Quarrying and Preparation	Extractive Industries

This data is sourced from Ordnance Survey.

Screening



Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

ID	Distance	Direction	Company	Address	Status
15	221 m	NW	UNBRAN DED	Forge Lane, Saltash, Cornwall, PL12 6LX	Non-Retail

This data is sourced from Experian Catalist.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
20	244 m	NW	Granada Petrol Filling Station, Granada Services, Callington Road, Saltash, PL12 6LF	Cornwall District Council	Unloading of Petrol into Storage at Service Stations	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
1	75 m	W	03/11/2003	Category 4 (No Impact)	Category 3 (Minor)	Other Contaminated Water
10	176 m	NE	01/08/2003	Category 3 (Minor)	Category 4 (No Impact)	Tyres: Vehicles and Vehicle Parts
18	240 m	N	16/08/2003	Category 4 (No Impact)	Category 4 (No Impact)	Smoke

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

Screening



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

Distance	Direction	Designation
209 m	SE	Secondary Undifferentiated

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

Contaminated land

Bedrock hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

Section links

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[Consultant's assessment](#) → [Current/recent land use](#) →
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[Waste and landfill](#) → [Hydrology](#) →



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

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

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

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

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

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

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



Distance	Direction	Designation
----------	-----------	-------------

0 on site 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
-------------	--------------	-----------

SALTASH FORMATION SAH-SLAS SLATE AND SILTSTONE

This data is sourced from British Geological Survey.



Contaminated land
Hydrology ?

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

- Section links
- Back to section summary →

Consultant's assessment →

Past land use →

Waste and landfill →

Current/recent land use →

Hydrogeology →

Hydrology →



Site Outline

Search buffers in metres (m)

●

 Surface Water Abstractions (point)

▨

 Surface Water Abstractions (area)

—

 Surface Water Abstractions (line)

—

 Tidal River

—

 Inland River

—

 Foreshore

—

 Canal

—

 Lock or Flight of Locks

—

 Lake, Reservoir or Marsh

—

 Drain or Transfer

Type of watercourse:

—

 At ground level

—

 Elevated

—

 Underground

—

 Unspecified

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
12 m	SW	<div>Name:</div> <div>Type of water feature: Inland river not influenced by normal tidal action.</div> <div>Ground level: On ground surface</div> <div>Permanence: Watercourse contains water year round (in normal circumstances)</div>

Screening



Distance	Direction	Details
15 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
24 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
25 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
28 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)
31 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
126 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
126 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
127 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
132 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
156 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Screening



Flooding ?

Negligible

No significant concerns have been identified as a result of the flood risk searches. No action required.

River and coastal flooding

Very Low

Past flood events

Not identified

Groundwater flooding

Negligible

Flood storage areas

Not identified

Surface water flooding

Negligible

Floodscore™ insurance rating

Very Low

National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

[See overview](#)

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Next steps

Flooding

None required.

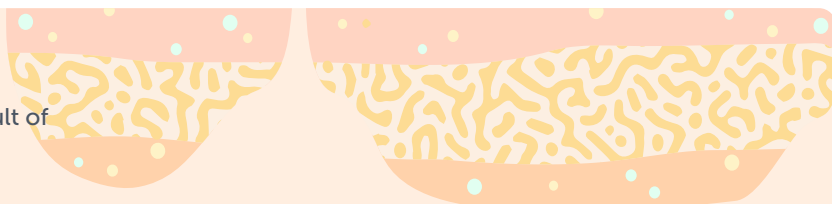
Screening



Ground stability

Not identified

No significant concerns have been identified as a result of the ground stability searches. No action required.



Natural ground stability

Negligible-Very low

Non-natural ground stability

Not identified

Next steps

Ground stability

None required.



ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

Physical risks	→	Flooding	→
Ground stability	→	Transition risks	→

Physical risks

Negligible



Transition risks

Advice available



Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#)  here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com  or 01273 257755.

Screening



ClimateIndex™

Physical risks ?

Negligible

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground stability and coastal erosion.

Section links

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[Physical risks](#) →

[Flooding](#) →

[Ground stability](#) →

[Transition risks](#) →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

The risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below. Any risks that have not been identified at the site have been omitted.

A

5 years

Negligible

A

30 years

Negligible

Rating key



Negligible risk → High risk

The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.



ClimateIndex™
Flooding ?

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links

Back to section summary →

Physical risks → Flooding →

Ground stability → Transition risks →

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of ‘moderate’ assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.



ClimateIndex™

Ground stability ?

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links

Back to section summary →

- Physical risks →
- Ground stability →
- Flooding →
- Transition risks →

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey



ClimateIndex™

Transition risks ?

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links

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Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

i We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here](#)
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate](#) service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green leases can be found [here](#) .

Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.



Radon ?

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 5% and 10%.

Section links

Radon →

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- If the property was constructed after 2008 radon protection measures may have been installed during construction. We recommend checking with the Building Control department at the local authority to determine this;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.



Radon ?

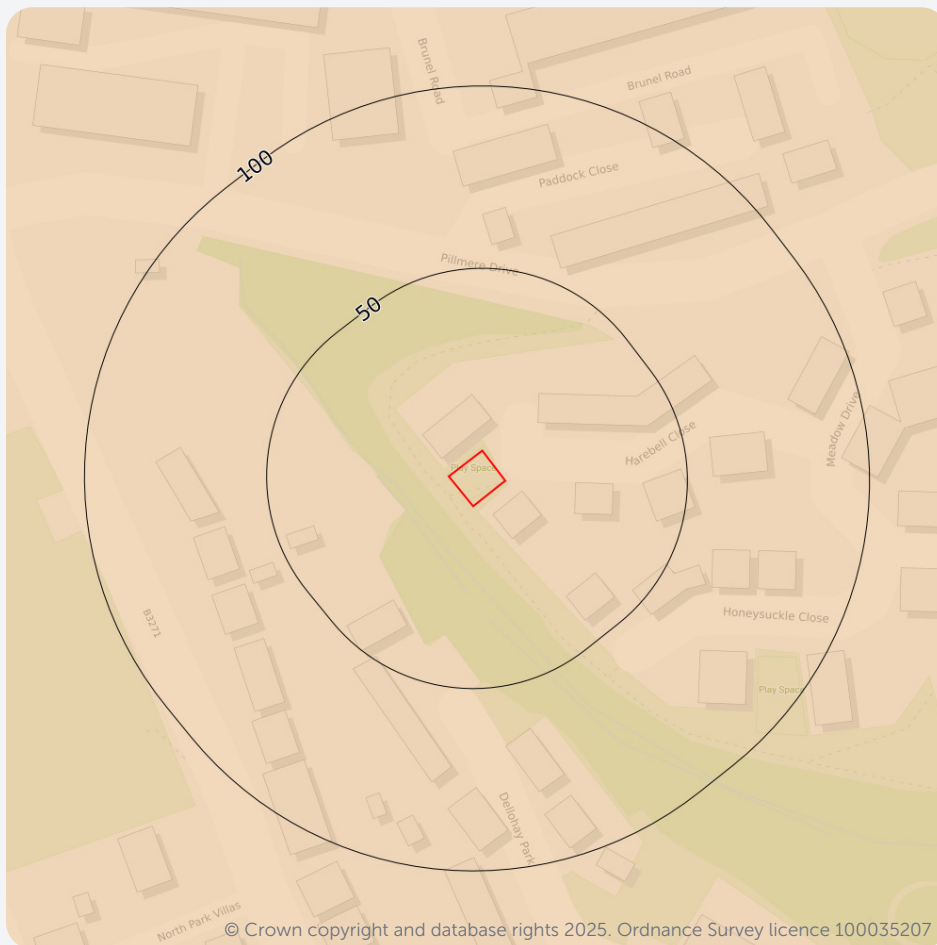
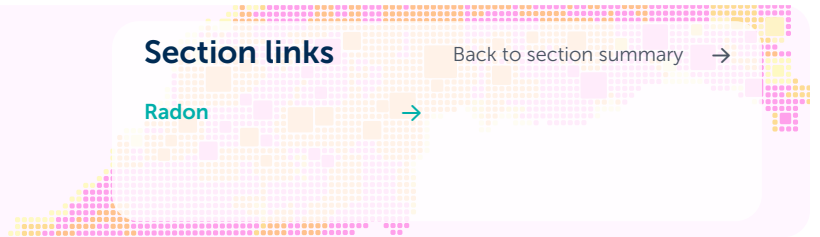
Identified

The property lies within a radon affected area.

Section links

[Back to section summary](#) →

[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.

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.

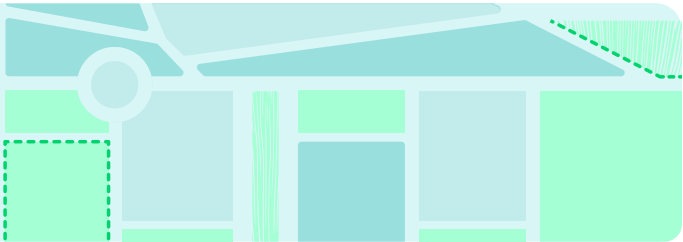
This data is sourced from the British Geological Survey/UK Health Security Agency.



Planning constraints

Not identified

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



Next steps

Planning constraints

None required.



Energy ?

Identified

The property has been identified to lie within the search radius of one or more energy features detailed below.

Section links

Wind and solar



Energy



Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas

Not identified

Oil and gas wells

Not identified

Wind and solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Planned multiple wind turbines

Identified



Planned single wind turbines

Identified



Existing wind turbines

Identified



Proposed solar farms

Identified



Existing solar farms

Identified



Energy Infrastructure

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

Power stations

Identified



Energy infrastructure

Not identified

Projects

Not identified

Next steps

Wind

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

- 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



Next steps continued

Solar

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

- 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.

- 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 for further information on the site

Energy

Wind and solar ?

Identified

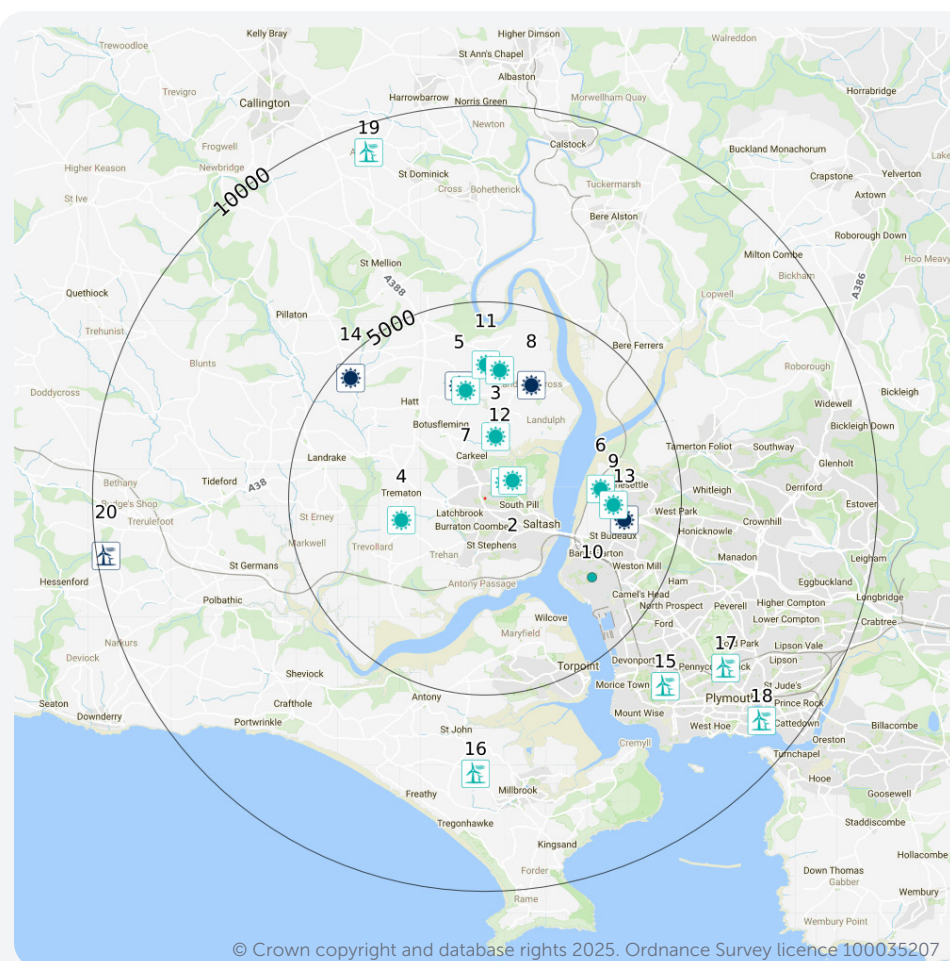
The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

[Back to section summary](#) →

[Wind and solar](#) →

[Energy](#) →



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

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Wind farms

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



ID	Distance	Direction	Details
20	9-10 km	W	<p>Site Name: Bake Sawmills, Bake Lane, Trerulefoot, South West, PL12 5BW</p> <p>Operator Developer: Murex Energy Ltd</p> <p>Status of Project: Operational</p> <p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 0.5MW</p> <p>Total project capacity: 0.5</p> <p>Approximate Grid Reference: 231827, 58240</p>

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

Proposed wind farms

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

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

ID	Distance	Direction	Details
15	6-7 km	SE	<p>Site Name: Kings Road, Devonport, Plymouth, Plymouth, Devon, PL1 5QG</p> <p>Planning Application Reference: N/A</p> <p>Type of Project: Wind Turbines</p> <p>Application Date: 2003-01-15</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises the installation and construction of two wind turbines. The turbines are to be mounted on the science and technology block.</p> <p>Approximate Grid Reference: 246084, 54920</p>
16	7-8 km	S	<p>Site Name: Land At Mendennick St John Road, Millbrook, Torpoint, Cornwall, PL10</p> <p>Planning Application Reference: PA12/12027</p> <p>Type of Project: 3 Wind Turbines</p> <p>Application Date: 2012-12-21</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises construction up to 25 year operation and subsequent decommissioning of up to 3 wind turbines, each with a maximum overall tip height of up to 81m above ground level, together with access tracks, temporary works, hardstanding areas, elect</p> <p>Approximate Grid Reference: 241247, 52692</p>
17	7-8 km	SE	<p>Site Name: 28 - 29 Central Park Avenue, Milehouse, Plymouth, Plymouth, Devon, PL4 6NE</p> <p>Planning Application Reference: 06/00547/FUL</p> <p>Type of Project: 2 Wind Turbines</p> <p>Application Date: 2006-03-04</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of two wind turbines on roof of central park towers.</p> <p>Approximate Grid Reference: 247622, 55384</p>

Screening



ID	Distance	Direction	Details
18	9-10 km	SE	<p>Site Name: National Marine Aquarium, Rope Walk, The Barbican, Plymouth, Plymouth, Devon, PL4 0LF</p> <p>Planning Application Reference: 05/01630/FUL</p> <p>Type of Project: 2 Wind Turbines</p> <p>Application Date: 2005-09-12</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises proposed installation of external exhibits and 2 wind turbines.</p> <p>Approximate Grid Reference: 248542, 54040</p>
19	9-10 km	N	<p>Site Name: West Coombe Park, Ashton, Callington, Cornwall, Cornwall, PL17 8AG</p> <p>Planning Application Reference: PA13/03979</p> <p>Type of Project: 2 Wind Turbines</p> <p>Application Date: 2013-05-07</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 2 micro scale turbine (14.97m to hub, 5.6m diameter blades).</p> <p>Approximate Grid Reference: 238524, 68512</p>

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

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

Proposed wind turbines

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

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

ID	Distance	Direction	Details
10	3-4 km	SE	<p>Site Name: Tamar View Cop-Op Store, 171 Poole Park Road, Plymouth, Plymouth, Devon, PL5 1DD</p> <p>Planning Application Reference: 07/00038/FUL</p> <p>Type of Project: Wind Turbine</p> <p>Application Date: 2007-01-08</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of wind-powered generator (wind turbine to be sited on north elevation of building).</p> <p>Approximate Grid Reference: 244221, 57702</p>

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

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



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	
5	2-3 km	N	West Kingsmill Farm Solar Park, West Kingsmill Farm Kingsmill Park Road From Leigh Lane To Kingsmill Lake And Farm Hatt Saltash Cornwall, PL12 6NB	Contractor: Inazin (previously Low carbon Solar Partners) LPA Name: Cornwall Capacity (MW): 1.6	Application Date: 17/02/2011 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2014
8	3-4 km	N	North Wayton Farm, Landulph Saltash Cornwall, PL12 6QQ	Contractor: KS SPV21 Ltd LPA Name: Cornwall Capacity (MW): 5	Application Date: 09/10/2012 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2014
13	3-4 km	E	Ernesettle Solar Farm, Site to the west of, Ernesettle Crescent, Plymouth, Devon, PL5 2ET	Contractor: PEC Renewables LPA Name: Plymouth Capacity (MW): 4.1	Application Date: 22/07/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 23/03/2016
14	4-5 km	NW	Howton Farm, Howton Farm Pillaton Saltash Cornwall, PL12 6QY	Contractor: Low carbon Solar Partners LPA Name: Cornwall Capacity (MW): 4.4	Application Date: 14/01/2011 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 22/07/2011

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.

Screening



ID	Distance	Direction	Address	Details	
1	644 m	NE	China Fleet Country Club Ltd, Pill Lane, North Pill, Saltash, Cornwall, PL12 6LJ	Applicant name: Dean Bennett Application Status: Pre-Application Publicly Available Application Date: 30/05/2024 Application Number: PA24/00625/PREAPP	Pre application advice for construction and installation of Ground Mounted Solar Array with associated fencing, inverters, transformers, substation and cabling
2	644 m	NE	Land South West Of China Fleet Country Golf, Pill Lane, North Pill, Saltash, Cornwall, PL12 6LQ	Applicant name: Mr Gordon Hannah, China Fleet Trust Application Status: Full application Application Date: 08/10/2024 Application Number: PA24/07255	The erection of a fixed ground mounted Solar Photovoltaic array with an expected capacity of 600kWp of generating capacity, a transformer substation, inverters, cable run, fencing, biodiversity measures and ancillary works.
3	1-2 km	N	Pineapple Farm, Moditonham, Botus Fleming, Saltash, Cornwall, PL12 6NN	Applicant name: Michael Tapley Application Status: Awaiting decision Application Date: 10/01/2022 Application Number: PA21/12138	34Kw ground mounted pv solar array for domestic use
4	2-3 km	W	Alma Cottage, Crumble Tor Lane, Trematon, Cornwall	Applicant name: Mrs L Lidstone Application Status: Full application Application Date: 22/01/2013 Application Number: PA13/00591	Installation of 50kw photovoltaic panels on a ground mount system.
6	2-3 km	E	Site adjacent to Enesettle Lane, Plymouth, PL5 2SA	Applicant name: PEC Renewables Ltd Application Status: - Application Date: 18/06/2015 Application Number: 15/01135/ESR10	Request for screening opinion for a solar photovoltaic farm capable of generating up to approximately 4MWP
7	3-4 km	N	West Kingsmill Road, Landulph, Saltash, Cornwall, PL12 6NB	Applicant name: West Kingsmill Solar Limited Application Status: Application under Section 73 of TCP Act Application Date: 29/04/2022 Application Number: PA22/03775	Proposed 1.6 MW solar PV development with variation of condition 17 of decision PA11/01235 dated 18.04.2011

Screening



ID	Distance	Direction	Address	Details	
9	3-4 km	E	Grazing Land, Ernesettle Lane, Plymouth, PL5 2DE	Applicant name: Plymouth Energy Company Application Status: Minor Pre Application Enquiry Application Date: 05/03/2024 Application Number: 24/00249/MOR	Pre-application to develop a solar farm on an area of land approximately 7.5 acres in size
11	3-4 km	N	North Wayton Farm, Landulph, Saltash, Cornwall, PL12 6QQ	Applicant name: Kunowsky Energy Ltd Application Status: Application under Section 73 of TCP Act Application Date: 19/10/2015 Application Number: PA15/09723	Variation of condition 11 attached to planning decision PA12/09275 (Provision of photovoltaic solar park and ancillary infrastructure within a site area of 16.79ha) in order to allow for a 5 year extension to the lifetime of the solar farm
12	3-4 km	N	North Wayton Farm, Landulph, Saltash, Cornwall, PL12 6QQ	Applicant name: Kunowsky Energy Ltd Application Status: First amendment to planning permission Application Date: 13/07/2016 Application Number: PA16/06582	Non-material amendment for retention of a waterless, composting toilet and minor amendment to swale design adjacent to the DNO substation to (PA15/09723) variation of condition 11 attached to planning decision PA12/09275 (Provision of photovoltaic solar park and ancillary infrastructure within a site area of 16.79ha) in order to allow for a 5 year extension to the lifetime of the solar farm.

This data is sourced from Serac Tech and Glenigan.



Energy
Energy infrastructure ?

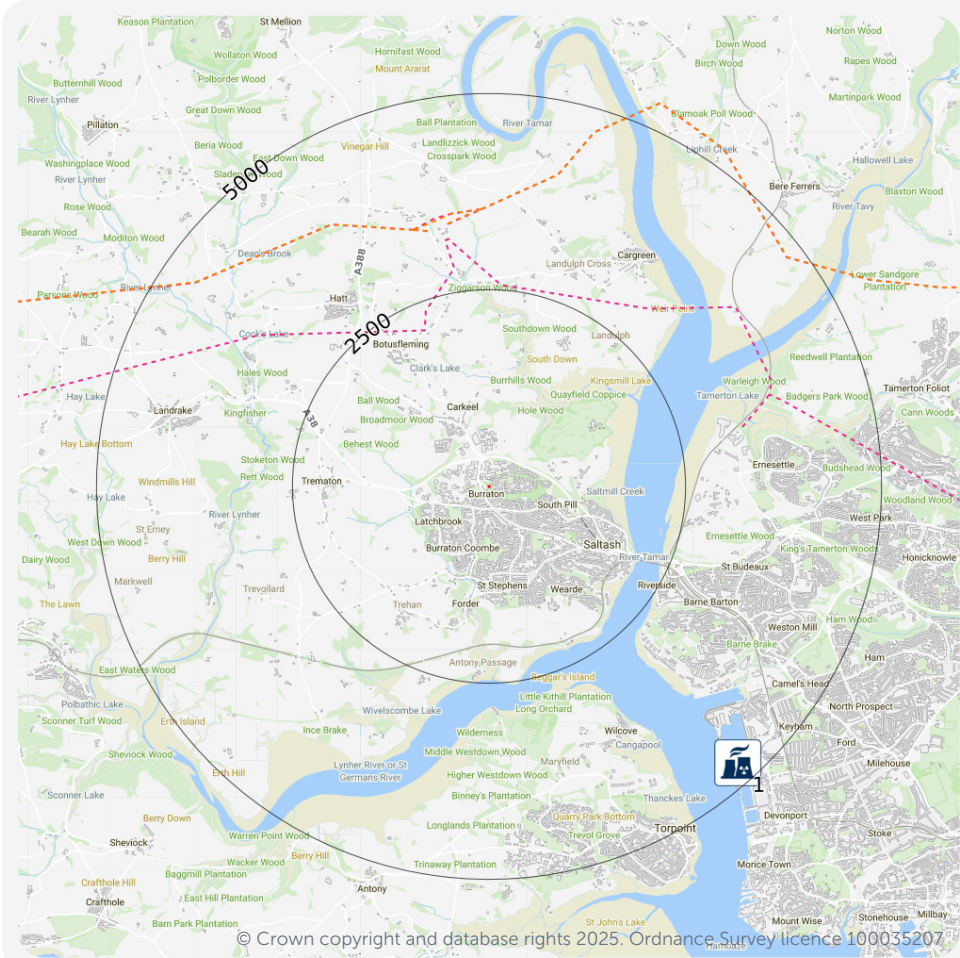
Identified

The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

Section links

Wind and solar → Energy →

Back to section summary →



— 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


Nuclear installations

There is, or is planned to be, a nuclear installation within 4736m of the property. It may be existing, decommissioned or planned. Existing nuclear power stations may be in 'Operational', 'Defueling' or 'Decommissioning' states.

ID	Distance	Direction	Operator	Parent Company	Site Name	Location	Type of Site
1	4-5 km	SE	Devonport Royal Dockyard Limited (DRDL)	Babcock International Group	Devonport Royal Dockyard- Plymouth	Plymouth	Defence

Screening



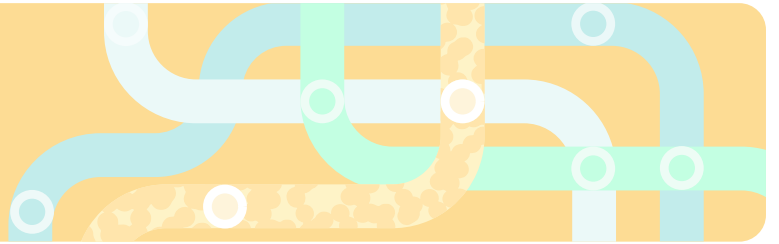
This information is gathered from a combination of sources. Sources include the Health and Safety Executive, the Nuclear Decommissioning Authority, the National Infrastructure Planning Programme and the Nuclear Advanced Manufacturing Centre. If the existence of a nuclear installation may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries with the Office for Nuclear Regulation. Further information can be found at <https://www.onr.org.uk/register-of-nuclear-site-licences> .



Transportation

Not identified

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.



HS2

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

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

HS2 route

Not identified

HS2 safeguarding

Not identified

HS2 stations

Not identified

HS2 depots

Not identified

HS2 noise

Not assessed

HS2 visual impact

Not assessed

Crossrail

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

Crossrail 2 route

Not identified

Crossrail 2 stations

Not identified

Crossrail 2 worksites

Not identified

Crossrail 2 safeguarding

Not identified

Crossrail 2 headhouse

Not identified

Other railways

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

Active railways and tunnels

Not identified

Historical railways and tunnels

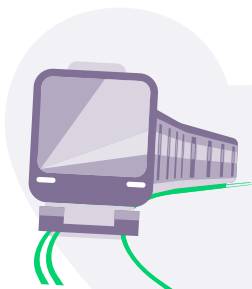
Not identified

Railway and tube stations

Not identified

Underground

Not identified



Next steps

None required.



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.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Identified	Pollution incidents	Identified
Former energy features	Identified	Superficial hydrogeology	
Former petrol stations	Not identified	Aquifers within superficial geology	Identified
Former garages	Identified	Superficial geology	Not identified
Former military land	Not identified	Bedrock hydrogeology	
Former landfill (from Local Authority and historical mapping records)	Not identified	Aquifers within bedrock geology	Identified
Waste site no longer in use	Not identified	Groundwater abstraction licences	Not identified
Active or recent landfill	Not identified	Bedrock geology	Identified
Former landfill (from Environment Agency Records)	Not identified	Source Protection Zones and drinking water abstractions	
Active or recent licensed waste sites	Identified	Source Protection Zones	Not identified
Recent industrial land uses	Identified	Source Protection Zones in confined aquifer	Not identified
National Geographic Database (NGD) - Current or recent tanks	Not identified	Drinking water abstraction licences	Not identified
Current or recent petrol stations	Identified	Hydrology	
Dangerous or explosive sites	Not identified	Water courses from Ordnance Survey	Identified
Hazardous substance storage/usage	Not identified	Surface water abstractions	Not identified
Sites designated as Contaminated Land	Not identified	Flooding	
Historical licensed industrial activities	Not identified	Risk of flooding from rivers and the sea	Not identified
Current or recent licensed industrial activities	Not identified	Flood storage areas: part of floodplain	Not identified
Local Authority licensed pollutant release	Identified	Historical flood areas	Not identified
Pollutant release to surface waters	Not identified	Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Pollutant release to public sewer	Not identified	Flood defences	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified		

Screening



Flooding

Surface water flood risk	Not identified
Groundwater flooding	Not identified
Ambiental FloodScore™ insurance rating	Not identified
Flood map for planning	Not identified

Natural ground subsidence

Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence

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

Climate change

Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified
Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

Radon

Radon	Identified
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Planning constraints

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

Planning constraints

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

Oil and gas

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

Wind and solar

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

Energy

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified

Screening



Energy

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



Appendix



Contaminated land

Page 3 →

Acceptable risk

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.



Flooding

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Negligible

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



ClimateIndex™

Page 22 →

Negligible

Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our [ClimateIndex™ clauses](#) [here](#) for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com [or](#) 01273 257755.



Radon

Page 27 →

Identified

Next steps



Next steps continued

Radon

The property is in an area where elevated radon levels are expected to be found in 5-10% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>
- If the property was constructed after 2008 radon protection measures may have been installed during construction. We recommend checking with the Building Control department at the local authority to determine this;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>
- Further information is available here <https://knowledge.groundsure.com/searches-radon>



Energy

Page 30 →

Identified

Next steps

Wind

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

- 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.

- 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.

- 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 for further information on the site



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

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

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

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

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

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

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

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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: 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

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

Groundsure's Terms & Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/

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