

Specimen Address, Specimen Town

Key results**Radon**
Identified

page 5

For information**Other mining**

page 8

**Infrastructure**

page 15

**Planning applications**

page 31

Also searched**Contaminated land****Flood risk****Coal mining (CON29M)****Ground stability****Planning constraints****Groundsure IQ**

Based on cost, effort or time associated with next steps towards case progression

Avista Action Alert**Actions recommended**
Impact to transaction possible**Welcome to the neighbourhood**

Your conveyancer has you covered;
Avista compiles key property information and
checks against all standard environmental and
ground hazards.

Read on to discover your property.

Useful contacts

Copeland Borough Council:
<http://www.copeland.gov.uk>
info@copeland.gov.uk
01946 59 8300

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Avista Action Alert

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Key results

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 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 39**.

Radon

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

Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- Full radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property.
- See <http://www.radonassociation.co.uk/guide-to-radon/information-for-house-buyers-and-sellers/> for further information

For information

These are findings to be aware of that do not necessarily require immediate action.



Flood Risk

Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf



Other mining

Mining types: Metals, Stone, Unspecified

Past mining activity

The property lies within a former metalliferous mining lease boundary.

The property is underlain by ironstone workings at a depth of approximately approximately 55 metres below surface. Mining Searches UK have not confirmed the precise depth, stability and extent of these workings. There is the possibility of ground movement associated with these workings within the property.

Current and future mining

According to our archive the property does not presently lie within an area with planning permission for non-coal mineral development. We are not aware of any planned future mining activity.

Next steps for consideration:

- Unless there is already a detailed survey available, a prudent purchaser may wish to consider obtaining a visual inspection looking for visible defects and signs of mining-related settlement or subsidence effects. This inspection should be carried out by a suitably qualified and experienced person, who could be sought through <https://www.ricsfirms.com>



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

Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property.

Next steps for consideration:

- visit the National Infrastructure Planning website at <https://infrastructure.planninginspectorate.gov.uk/projects/>, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

Environmental 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. Please see the Avista Action Alert: on **page 2** for further advice.



Contaminated Land

No significant concerns have been identified as a result of the contaminated land searches.

Contaminated Land Liability	Passed
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Past Land Use	Passed
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Waste and Landfill	Passed
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Current and Recent Industrial	Passed
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Flood Risk

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low.

Further explanation of flood risk assessment can be seen in the Flood information on **page 43**.

River and Coastal Flooding	Very Low
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Groundwater Flooding	Moderate
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Surface Water Flooding	Negligible
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Past Flooding	Not identified
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Flood Storage Areas	Not identified
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FloodScore™ insurance rating	Very Low	The rating is compiled by Ambiental, a leading flood risk analysis company. Please see page 43
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Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 10% and 30%.

Please see **page 7** for details of the identified issues.

In a radon
affected area



Flood Risk / Groundwater flooding



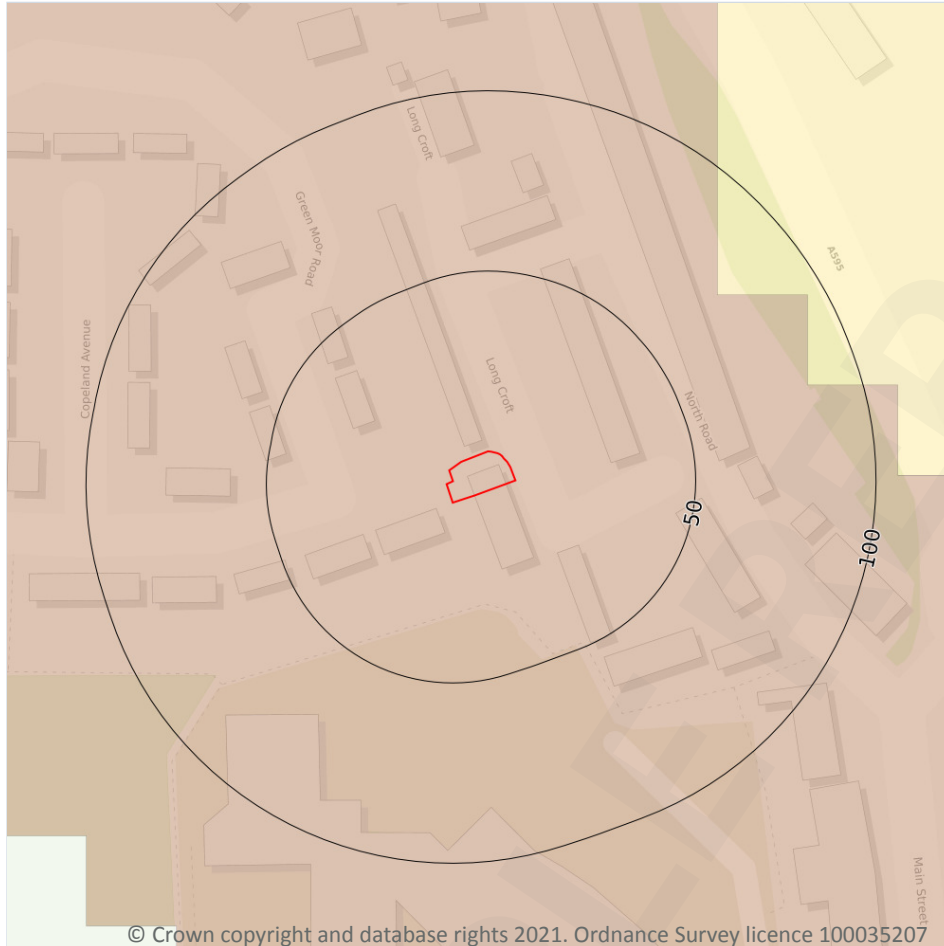
— Site Outline
Search buffers in metres (m)

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

Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

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

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 Public Health England (PHE) or www.ukradon.org.

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

Please see the Avista Action Alert: on **page 2** for further advice.

This data is sourced from the British Geological Survey/Public Health England.

Other mining summary



Mining records

Records relating to recorded mining areas or activity have been identified in the vicinity of the site.

See **page 9** for details. The Other mining assessment on **page 3** will cover any next steps relating to these features, if applicable.

Mining features	Identified
Mine plans	Identified
Researched mining	Not identified
BritPits	Not identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Identified
Coal mining areas	Identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified



Historical features

Historical mapping has identified mining features in the vicinity of the site.

See **page 12** for details. The Other mining assessment on **page 3** will cover any next steps relating to these features, if applicable.

Non-coal mining	Identified
Coal and associated mining	Identified
Industry associated with mining	Not identified



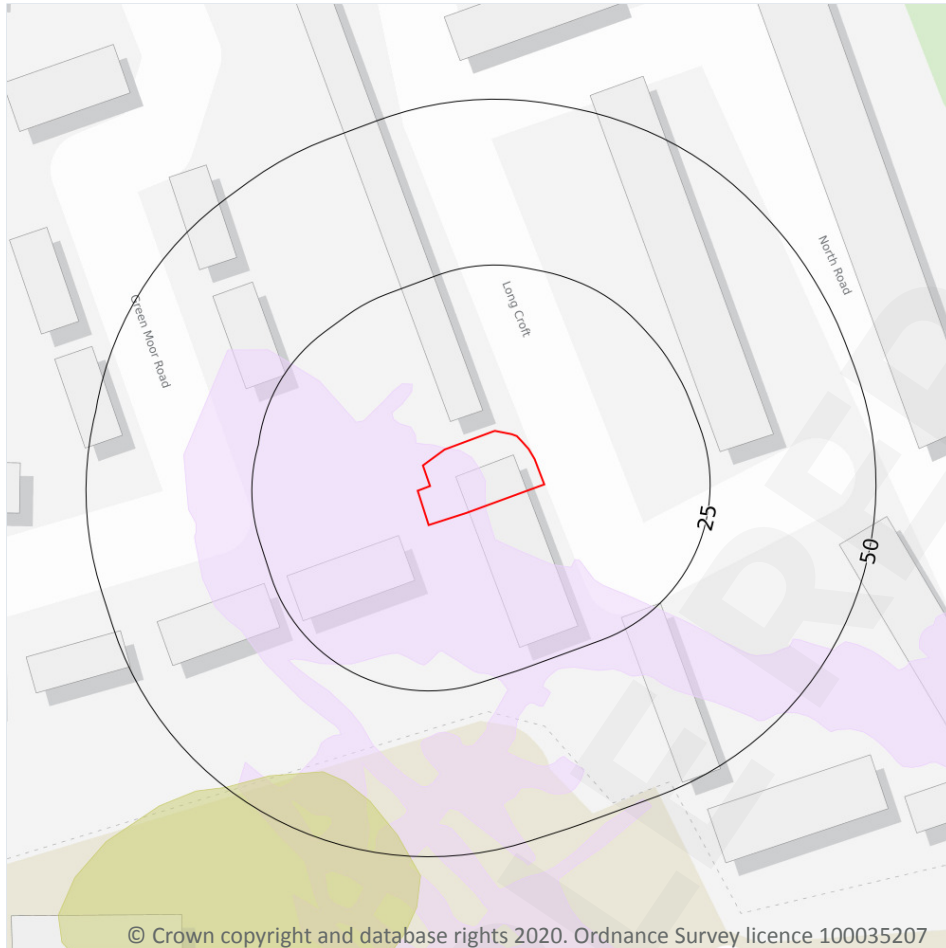
Geological features

No geological features indicative of mining activity or other sources of ground instability have been identified in the vicinity of the site.

Artificial and made ground	Not identified
Mineral veins	Not identified



Other mining / Mining features



- Site Outline
- Search buffers in metres (m)
- Shaft
- Portal
- Surface Outcrop
- Undefined Elevation
- Surface working
- Tin streaming
- Quarry
- Aerial Photographic Anomaly
- Suspect enclosure
- Wasteland
- Pond
- Cutting
- Adit
- Tunnel
- Underground mining extent
- Reported subsidence
- Dump (mine waste tip)
- Secured feature
- Licence boundary

Underground mine workings

Underground mine workings presenting a potential risk, including adits and seam workings, identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
On site	Underground mining extent	-	Unspecified

This data is sourced from Mining Searches UK

Mine waste tips

Mine waste tips identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
40m SW	Mine waste tip	Copper	Metals

This data is sourced from Mining Searches UK

Mining Record Office plans

The property has been found to be either within or in proximity to areas defined on Mining Record Office plans. This dataset is representative of Mining Record Office plan extents held by Mining Searches UK and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured. Any such risk areas or features in the vicinity of the property are presented on the 'Mining features' map and within the detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

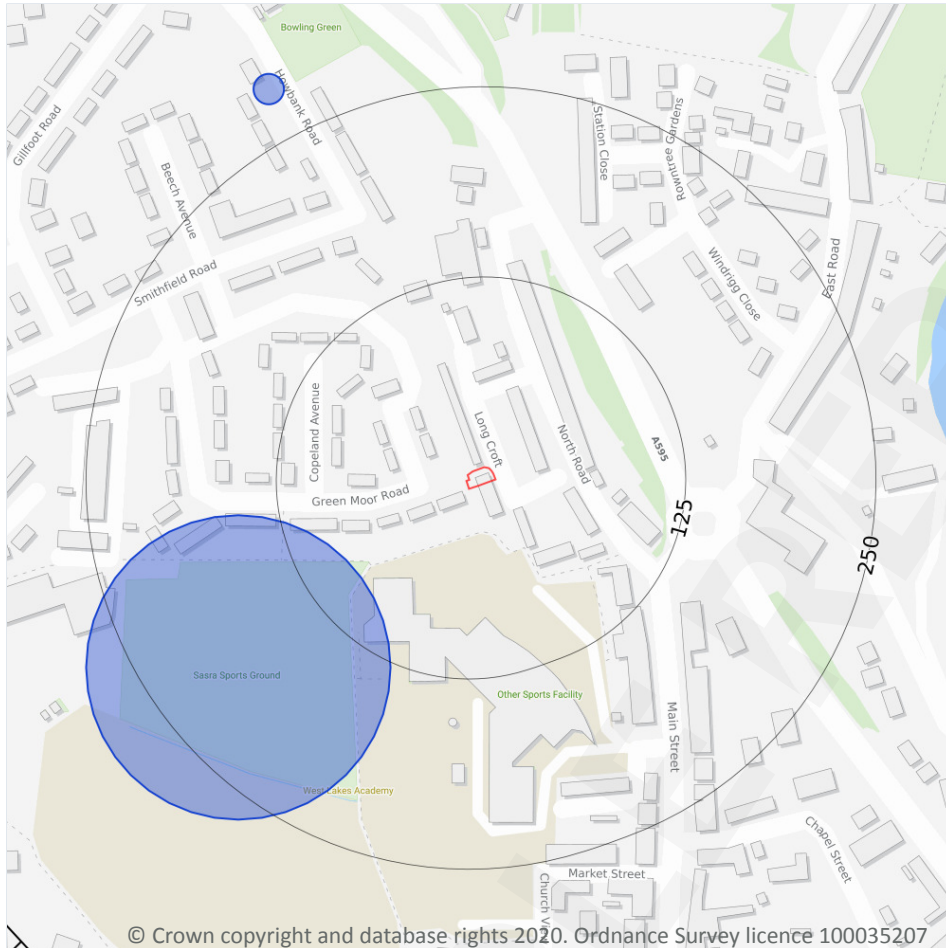
This data is sourced from Mining Searches UK

BGS mine plans

The property has been found to be either within or in proximity to areas defined on BGS mine plans. This dataset is representative of BGS mine plan extents held by Mining Searches UK and should be considered approximate. Where possible, plans have been located and any specific areas of risk depicted have been captured. Any such risk areas or features in the vicinity of the property are presented on the Mining features map and within detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Mining Searches UK.

Other mining / Mining records



- Site Outline
- Search buffers in metres (m)
- BritPits
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

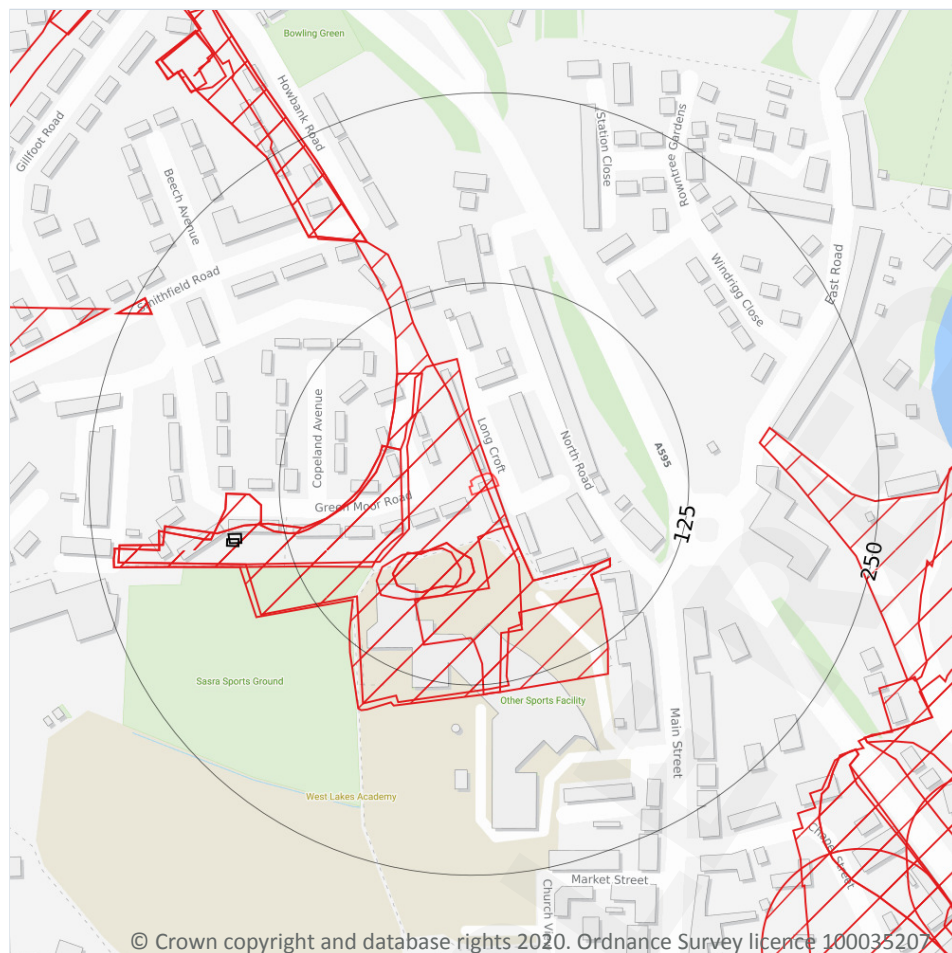
Mining cavities

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

Location	Mine Address	Mineral	Data source	Publisher
92m SW	Helder, Cumbria	Hematite	LISTING OF NEW MINERAL RECORDS OFFICE CATALOGUE.	UNPUBLISHED/DRAFT

This data is sourced from Peter Brett Associates (PBA).

Other mining / Historical features



- Site Outline
- Search buffers in metres (m)
- Non-coal mining
- Coal and associated mining
- Industry associated with mining

Non-coal mining

Historical land uses identified from Ordnance Survey mapping that involved mining for substances other than coal.

Location	Land use	Date
On site	Iron Ore Mine	1899
On site	Unspecified Mine Quarry	1898
27m S	Unspecified Pit	1899
36m SW	Unspecified Pit	1898
36m SW	Unspecified Heap	1926
40m W	Unspecified Pit	1898

Location	Land use	Date
40m SW	Unspecified Heap	1948
45m W	Unspecified Pit	1899
171m NW	Unspecified Pit	1898
171m NW	Unspecified Disused Pit	1926
174m E	Unspecified Mine	1898
237m NW	Iron Ore Mine	1899
237m NW	Mine	1924

This data is sourced from Groundsure.

Coal and associated mining

Historical land uses identified from Ordnance Survey mapping that indicate the presence of coal working. Coal mines were often also associated with the extraction of ironstone.

Location	Land use	Date
153m W	Old Coal Shaft	1926
156m W	Old Coal Shaft	1924

This data is sourced from Groundsure.

Ground stability summary



Satellite monitoring

Satellite radar measurements have not detected any notable ground movement in the vicinity of the property.

SatSense Rating

Green

Ratings provided by SatSense Ltd, experts in analysis of InSAR ground movement data from satellite radar.



Natural instability

Searches of natural ground stability data have not identified any potential ground stability risks.

Shrink-swell hazard

Non-Plastic

Natural ground subsidence

Not identified

Landslides

Not identified

Natural cavities

Not identified

Coastal erosion

Not identified



Infilled land

No recorded areas of infilled land or landfill have been identified in the vicinity of the site.

Infilled land

Not identified

Historical landfill sites

Not identified



Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents

Not identified

Recorded incidents (BGS)

Not identified

Recorded incidents (Stantec)

Not identified

Historical incidents

Not identified



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 the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 16** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy infrastructure

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

Please see the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 27** for details of the identified issues.

Power stations

Not identified

Energy Infrastructure

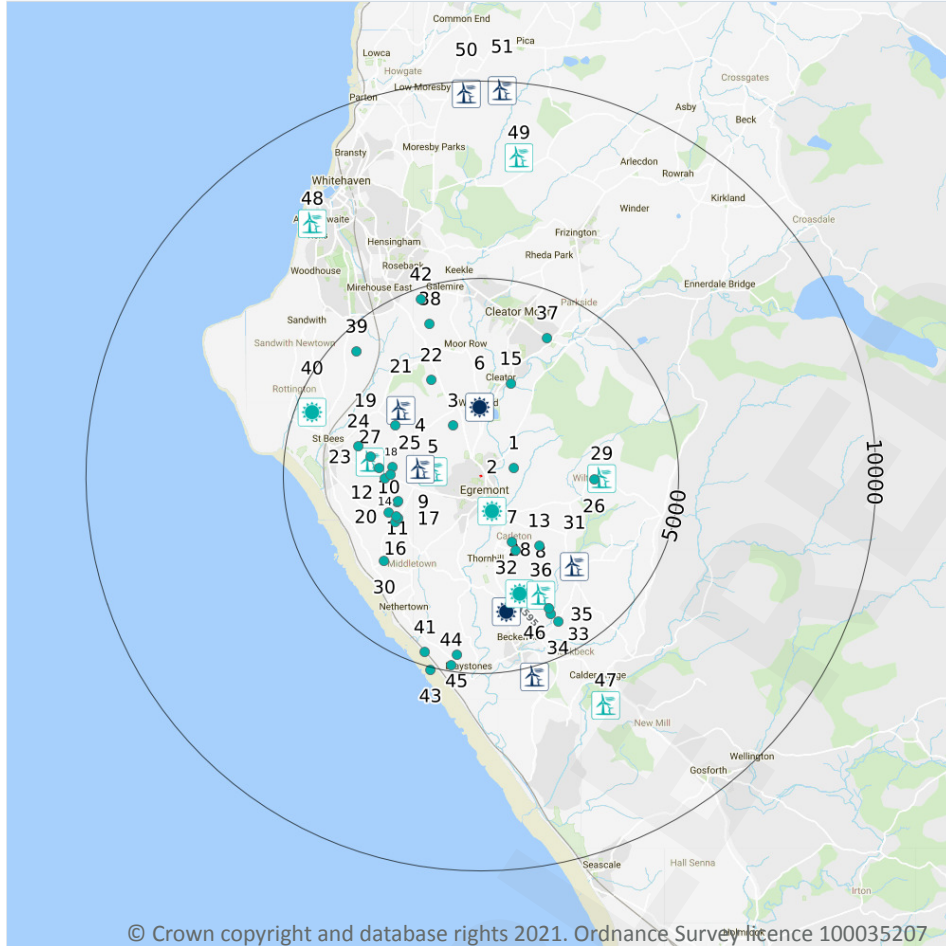
Not identified

Projects

Identified



Energy / Wind and solar



Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind farms

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

ID	Distance	Direction	Details	
4	1-2 km	W	<p>Site Name: Whangs Farm, Egremont, North West, CA22 2TZ</p> <p>Operator Developer: Kinetica Energy Ltd</p> <p>Status of Project: Operational</p>	<p>Type of project: Onshore</p> <p>Number of Turbines: 2</p> <p>Turbine Capacity: 0.05MW</p> <p>Total project capacity: 0.1</p> <p>Approximate Grid Reference: 299420, 511295</p>

ID	Distance	Direction	Details	
21	2-3 km	NW	Site Name: Highfield Farm (Egremont), Highfield Farm, Egremont, North West, CA22 2TY Operator Developer: Kinetica Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 298929, 512786
31	3-4 km	SE	Site Name: Yeorton Hall Farm, Oaklands, Egremont, North West Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.4MW Total project capacity: 0.4 Approximate Grid Reference: 303325, 508828
46	5-6 km	S	Site Name: Petersburg Farm, Beckermest, North West, CA21 2XW Operator Developer: Earthmill Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 302316, 506034
50	9-10 km	N	Site Name: Watch Hill, Low Moresby, Whitehaven, North West, CA28 8UT Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 300588, 520809
51	9-10 km	N	Site Name: Fairfield Farm, Pica, Distington, Copland, North West Operator Developer: EDF Renewables Status of Project: Operational	Type of project: Onshore Number of Turbines: 5 Turbine Capacity: 1.3MW Total project capacity: 6.5 Approximate Grid Reference: 301497, 520890

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	
5	1-2 km	W	<p>Site Name: Land At Whangs Farm, Egremont, Cumbria, CA22 2TZ</p> <p>Planning Application Reference: 4/11/2534/OF1</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2011-11-11</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 2 small wind turbines.</p> <p>Approximate Grid Reference: 299450, 511550</p>
27	2-3 km	W	<p>Site Name: Fairladies Farm Outrigg Road, Egremont, Cumbria, CA22 2TZ</p> <p>Planning Application Reference: 4/11/2033/OF1</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2011-01-18</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of two 11kw gaia turbines mounted on 18m lattice masts.</p> <p>Approximate Grid Reference: 297962, 511332</p>
29	3-4 km	E	<p>Site Name: High House, Wilton, Copeland, Egremont, Cumbria, CA22 2PJ</p> <p>Planning Application Reference: 4/14/2241/OF1</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2014-06-10</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of two 11kw gaia wind turbines each mounted on 15m lattice masts with a maximum tip height of 21.5m.</p> <p>Approximate Grid Reference: 304198, 510960</p>
36	3-4 km	SE	<p>Site Name: Yeorton Hall Farm Oaklands, Egremont, Cumbria, CA22 2NX</p> <p>Planning Application Reference: 4/11/2183/OF1</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2011-04-15</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of three 15 M micro wind turbines.</p> <p>Approximate Grid Reference: 302673, 507775</p>
47	6-7 km	SE	<p>Site Name: Land At Church House Farm, Calderbridge, Seascale, CA20 1BZ</p> <p>Planning Application Reference: 4/14/2105/OF1</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2014-03-17</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 2 wind turbines with a maximum blade tip height of up to 110 metres, together with a substation and control building associated hardstandings, a temporary construction compound, an upgraded access track, a connecting internal access track and other related infrastructure. The associated works include sewer systems, landscaping and enabling works.</p> <p>Approximate Grid Reference: 304119, 505312</p>
48	7-8 km	NW	<p>Site Name: Haig Enterprise Park, Kells, Whitehaven, Cumbria, CA28 9AN</p> <p>Planning Application Reference: 4/10/2466/OF1</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2010-10-04</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of three 15m wind turbines.</p> <p>Approximate Grid Reference: 296685, 517520</p>

ID	Distance	Direction	Details	
49	8-9 km	N	<p>Site Name: West of, Steel Brow Road, Arlecdon, Moresby, Copeland, Frizington, Cumbria, CA26 3TG</p> <p>Planning Application Reference: 4/11/2485/0F1</p> <p>Type of Project: Wind Farm</p>	<p>Application Date: 2011-10-06</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction and operation of a wind farm consisting of 6 wind turbines each with a capacity up to 2MW(total 12MW) and Maximum tip height of 115m, together with a control building, an</p> <p>Approximate Grid Reference: 301920, 519190</p>

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	848 m	E	<p>Site Name: Copeland, Egremont, Cumbria, CA22 2EL</p> <p>Planning Application Reference: 4/14/2375/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-08-18</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises construction of one wind turbine (maximum hub height of 30.52m and a maximum tip height of 48.01m) with control box and all associated works.</p> <p>Approximate Grid Reference: 301792, 511326</p>

ID	Distance	Direction	Details	
3	1-2 km	NW	<p>Site Name: Bigrigg, Copeland, Egremont, Cumbria, CA22 2TE</p> <p>Planning Application Reference: 4/13/2318/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-08-08</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of single wind turbine (with a blade tip height of 46.3m) and access track.</p> <p>Approximate Grid Reference: 300250, 512400</p>
7	1-2 km	SE	<p>Site Name: Low Thorney, Carleton, Egremont, Cumbria, CA22 2NU</p> <p>Planning Application Reference: 4/12/2566/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-12-14</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a single 11kw gaia wind turbine with a maximum hub height of 18.3m and a rotor diameter of 13m giving a maximum ground to tip height of 24.8m.</p> <p>Approximate Grid Reference: 301749, 509445</p>
8	2-3 km	SE	<p>Site Name: Land at High Thorny, Carleton, Egremont, Cumbria, CA22 2NU</p> <p>Planning Application Reference: 4/11/2361/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2011-07-26</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of wind turbine.</p> <p>Approximate Grid Reference: 301803, 509182</p>
10	2-3 km	W	<p>Site Name: Land At Marlborough Hall Farm, Egremont, Cumbria, CA22 2UA</p> <p>Planning Application Reference: 4/11/2535/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2011-11-11</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises construction of a small wind turbine.</p> <p>Approximate Grid Reference: 298872, 510488</p>
11	2-3 km	W	<p>Site Name: Marlborough Hall Farm, Egremont, Cumbria, CA22 2UA</p> <p>Planning Application Reference: 4/13/2071/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-02-27</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of single endurance turbine on 24m mast (34.2m to blade tip).</p> <p>Approximate Grid Reference: 298872, 510488</p>

ID	Distance	Direction	Details	
9	2-3 km	W	<p>Site Name: Land At Marlborough Hall Farm, Egremont, Cumbria, CA22 2UA</p> <p>Planning Application Reference: 4/12/2222/OF1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-04-23</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of a single small wind turbine with overall tip height of 34.2m.</p> <p>Approximate Grid Reference: 298872, 510488</p>
12	2-3 km	W	<p>Site Name: Moor Close, Outrigg Road, Copeland, Egremont, Cumbria, CA22 2TZ</p> <p>Planning Application Reference: 4/11/2478/OF1</p> <p>Type of Project: Wind Generator</p>	<p>Application Date: 2011-10-03</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of micro wind generator.</p> <p>Approximate Grid Reference: 298707, 511359</p>
13	2-3 km	SE	<p>Site Name: Copeland, Egremont, Cumbria, CA22 2PH</p> <p>Planning Application Reference: 4/13/2392/OF1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-09-26</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises siting of one 24.8m high (hub) wind turbine with a tip height of 34.5m.</p> <p>Approximate Grid Reference: 302433, 509353</p>
14	2-3 km	W	<p>Site Name: Wilton, Copeland, Egremont, Cumbria, CA22 2TZ</p> <p>Planning Application Reference: 4/12/2223/OF1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-03-24</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of wind turbine - 24.8m at hub height and 34.4m high at tip of blades.</p> <p>Approximate Grid Reference: 298543, 511056</p>
15	2-3 km	N	<p>Site Name: Land Near, Cobble Hall Farm, Cleator, CA23 3EY</p> <p>Planning Application Reference: 4/14/2487/OF1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-11-28</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of a single wind turbine (48.01m to tip height) new access track and associated infrastructure.</p> <p>Approximate Grid Reference: 301717, 513463</p>
16	2-3 km	SW	<p>Site Name: Ellerbeck Barns, Egremont, Cumbria, CA22 2UA</p> <p>Planning Application Reference: 4/11/2111/OF1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2011-03-18</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of a micro wind turbine to generate electricity.</p> <p>Approximate Grid Reference: 298785, 509954</p>

ID	Distance	Direction	Details	
17	2-3 km	SW	<p>Site Name: Ellerbeck Barns, Egremont, Cumbria, CA22 2UA</p> <p>Planning Application Reference: 4/10/2301/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2010-06-29</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of a wind turbine.</p> <p>Approximate Grid Reference: 298785, 509954</p>
18	2-3 km	W	<p>Site Name: Fairladies Farm, Copeland, Egremont, Cumbria, CA22 2TZ</p> <p>Planning Application Reference: 4/13/2026/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-01-28</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of a 500kw wind turbine, with ancillary development including temporary access tracks and crane pads.</p> <p>Approximate Grid Reference: 298467, 511096</p>
19	2-3 km	NW	<p>Site Name: Copeland, Egremont, Cumbria, CA22 2TY</p> <p>Planning Application Reference: 4/13/2157/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-03-22</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a single 250kw wind turbine (with a maximum height of 45.5 metres to blade tip height) and associated infrastructure</p> <p>Approximate Grid Reference: 298800, 512400</p>
20	2-3 km	SW	<p>Site Name: Ellerbeck Barns, Copeland, Egremont, Cumbria, CA22 2UA</p> <p>Planning Application Reference: 4/12/2119/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-03-02</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of small scale wind turbine.</p> <p>Approximate Grid Reference: 298707, 509800</p>
22	2-3 km	NW	<p>Site Name: Land At Springfield Farm, Bigrigg, Egremont, Cumbria, CA22 2UT</p> <p>Planning Application Reference: 4/12/2096/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-02-15</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of a 22.52m high wind turbine.</p> <p>Approximate Grid Reference: 299700, 513550</p>
25	2-3 km	W	<p>Site Name: Land To South Of, Green Lonning, Egremont, CA22 2TZ</p> <p>Planning Application Reference: 4/14/2475/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-11-20</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises siting of one 24.8m high (hub) wind turbine with a tip height of 36.6m.</p> <p>Approximate Grid Reference: 298153, 511623</p>

ID	Distance	Direction	Details	
24	2-3 km	W	<p>Site Name: Green Lonning, Egremont, Cumbria, CA22 2TZ</p> <p>Planning Application Reference: 4/12/2199/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-04-10</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 11kw gaia wind turbine on an 18m galvanised steel lattice mast.</p> <p>Approximate Grid Reference: 298153, 511623</p>
23	2-3 km	W	<p>Site Name: St Bees, Copeland, Egremont, Cumbria, CA22 2TZ</p> <p>Planning Application Reference: 4/13/2240/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-06-18</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of one 24.6m high (hub) wind turbine with a tip height of 34.2m to replace planning permission (4/12/2199/0f1) for one 18m (hub) wind turbine with a tip height of 24.8m.</p> <p>Approximate Grid Reference: 298153, 511623</p>
26	2-3 km	E	<p>Site Name: Wilton, Copeland, Egremont, Cumbria, CA22 2PJ</p> <p>Planning Application Reference: 4/12/2547/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-11-23</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of wind turbine (24.8m to hub height; 34.4m to maximum blade tip height), resubmission .</p> <p>Approximate Grid Reference: 303822, 511028</p>
30	3-4 km	SW	<p>Site Name: Coulderton House, Coulderton, Egremont, Cumbria, CA22 2UR</p> <p>Planning Application Reference: 4/10/2420/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2010-09-02</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of a single 11kw gaia wind turbine.</p> <p>Approximate Grid Reference: 298507, 508974</p>
35	3-4 km	SE	<p>Site Name: Land near Yeorton Hall Farm Oaklands, Egremont, Cumbria, CA22 2NX</p> <p>Planning Application Reference: 4/12/2123/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-03-01</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of a single wind turbine.</p> <p>Approximate Grid Reference: 302673, 507775</p>

ID	Distance	Direction	Details	
34	3-4 km	SE	<p>Site Name: Land Near Yeorton Hall Oaklands, Egremont, Cumbria, CA22 2NX</p> <p>Planning Application Reference: 4/13/2091/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-03-13</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of a single wind turbine 45.5 metres to blade tip, two associated metering units and access track.</p> <p>Approximate Grid Reference: 302673, 507775</p>
33	3-4 km	SE	<p>Site Name: Oaklands, Haile, Copeland, Egremont, Cumbria, CA22 2NX</p> <p>Planning Application Reference: 4/13/2511/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-12-12</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of single wind turbine 57 metres to blade tip height metering units and associated access track crane and assembly areas.</p> <p>Approximate Grid Reference: 302673, 507775</p>
37	3-4 km	NE	<p>Site Name: Wath Post Office 121-122 Ennerdale Road, Wath Brow Hornets RLFC, Cleator Moor, Cumbria, CA25 5LP</p> <p>Planning Application Reference: 4/09/2341/0</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2009-07-24</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of one 15m wind turbine.</p> <p>Approximate Grid Reference: 302643, 514617</p>
38	4-5 km	N	<p>Site Name: Westlakes Research Institute Ingwell Drive, Westlakes Science & Technology, Moor Row, Cumbria, CA24 3JZ</p> <p>Planning Application Reference: 4/09/2318/0</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2009-07-09</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 5kw wind turbine.</p> <p>Approximate Grid Reference: 299663, 514978</p>
39	4-5 km	NW	<p>Site Name: Land To South Bell House Farm, Sandwith, Whitehaven, CA28 9UE</p> <p>Planning Application Reference: 4/14/2511/0F1</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-12-10</p> <p>Planning Stage: Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of one wind turbine (maximum tip height 36.6m) and associated infrastructure.</p> <p>Approximate Grid Reference: 297807, 514280</p>

ID	Distance	Direction	Details	
41	4-5 km	S	Site Name: Braystones, Copeland, Beckermat, Cumbria, CA21 2Y Planning Application Reference: 4/2007/2183 Type of Project: Wind Turbine	Application Date: 2007-03-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine power generation system. Approximate Grid Reference: 299541, 506655
42	4-5 km	N	Site Name: Hensingham, Copeland, Whitehaven, Cumbria, CA28 8XZ Planning Application Reference: 4/07/2591/0 Type of Project: Wind Turbine	Application Date: 2007-09-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of one wind turbine. Approximate Grid Reference: 299437, 515598
43	4-5 km	S	Site Name: Dalegarth Braystones Beach, Beckermat, Cumbria, CA21 2YL Planning Application Reference: 4/08/2175/0 Type of Project: Wind Turbine	Application Date: 2008-04-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of domestic wind turbine. Approximate Grid Reference: 299596, 506594
44	4-5 km	S	Site Name: South Beach, Braystones, Copeland, Beckermat, Cumbria, CA21 2YL Planning Application Reference: 4/12/2124/0F1 Type of Project: Wind Turbine	Application Date: 2012-03-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of domestic wind turbine (re-submission). Approximate Grid Reference: 300202, 506338
45	4-5 km	S	Site Name: South Beech, Braystones, Copeland, Beckermat, Cumbria, CA21 2YL Planning Application Reference: 4/11/2469/0F1 Type of Project: Wind Turbine	Application Date: 2011-09-30 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of domestic wind turbine. Approximate Grid Reference: 300202, 506338

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	
6	1-2 km	N	Cleator Solar Park, Land between Woodend and Moor Row, Egremont, CA22 2TA	Contractor: Cleator Solar Park LPA Name: Copeland Borough Council Capacity (MW): 5	Application Date: 01/08/2014 Pre Consent Status: Appeal Refused Post Consent Status: Application Refused Date Commenced: -
32	3-4 km	S	Yeorton Hall Farm, Land at Yeorton Hall Farm, Oaklands, Egremont, CA22 2NX	Contractor: Green Energy UK Direct LPA Name: Copeland Borough Council Capacity (MW): 5	Application Date: 02/09/2015 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction Date Commenced: -

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

Proposed solar installations

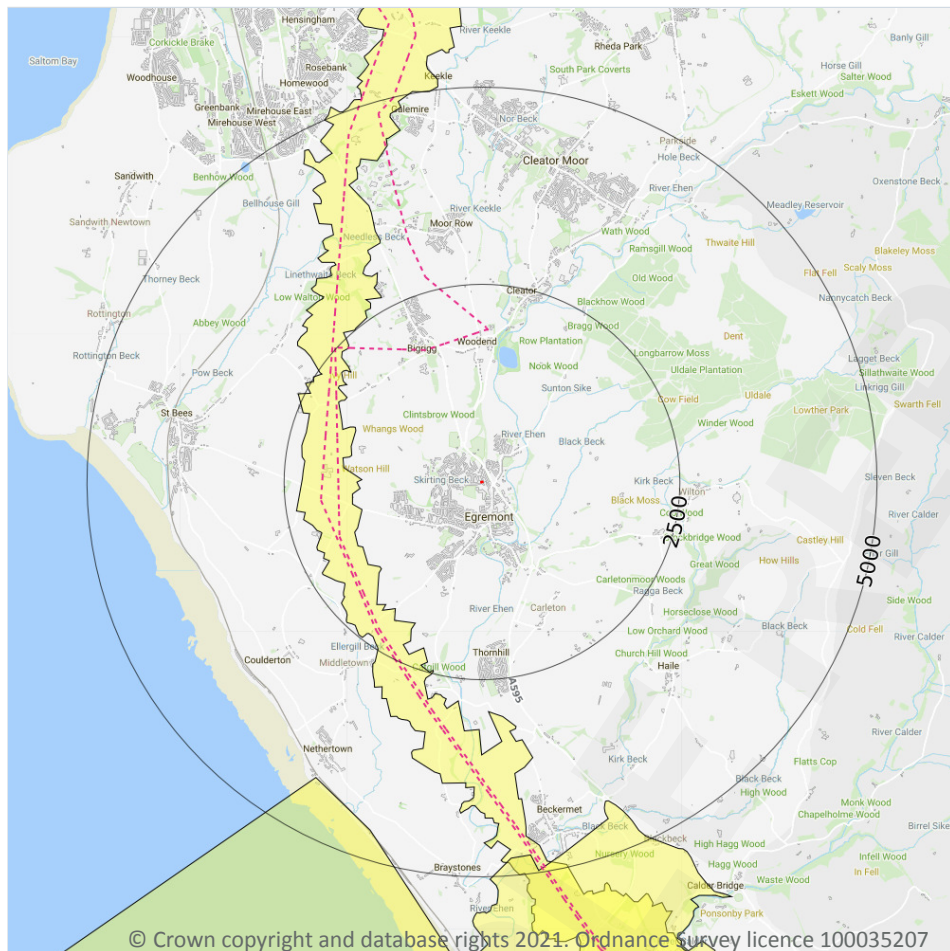
There is a planning permission application relating to a solar farm or smaller installation near to the property.

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

ID	Distance	Direction	Address	Details
2	929 m	S	Thomas Graham & Sons Iron & Steel Ltd., 9 Bridge End Industrial Estate, Egremont	Applicant name: Thomas Graham & Sons Ltd. Application Status: - Application Date: 05/03/2015 Application Number: 4/15/2096/0F1
28	3-4 km	S	Land at Yeorton Hall Farm, Egremont, Cumbria CA22 2NX	Applicant name: Green Energy UK Direct Application Status: - Application Date: 02/09/2015 Application Number: 4/15/2377/0F1
40	4-5 km	W	South East Corner of field to north of Long Meadow, Rottington, Whitehaven	Applicant name: Mr P Jennings Application Status: - Application Date: 13/04/2015 Application Number: 4/15/2136/0F1

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

Large Energy Projects

Large scale energy generation or transmission infrastructure has been proposed on or near to the property. Plans have been submitted to the Planning Inspectorate (formerly known as the Infrastructure Planning Commission). See below for details of what is proposed.

Distance	Direction	Details	Summary
1-2 km	W	Operator: National Grid Site Name: North West Coast Connections Project - N Grid Stage: Pre application	Proposed 400kV electricity transmission connections from NuGens proposed new nuclear generating station to be known as Moorside (near Sellafield) in West Cumbria to the existing transmission system in Cumbria/Lancashire

Distance	Direction	Details	Summary
4-5 km	SW	<p>Operator: NuGeneration Limited ("NuGen")</p> <p>Site Name: NuGens</p> <p>Moorside Project in West Cumbria</p> <p>Stage: Pre application</p>	New Nuclear Power Generating Station (up to 3.6GW), with ancillary and other associated development

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - <https://infrastructure.planninginspectorate.gov.uk/projects/>.

Transportation summary



HS2

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

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

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



Crossrail

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

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



Other Railways

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

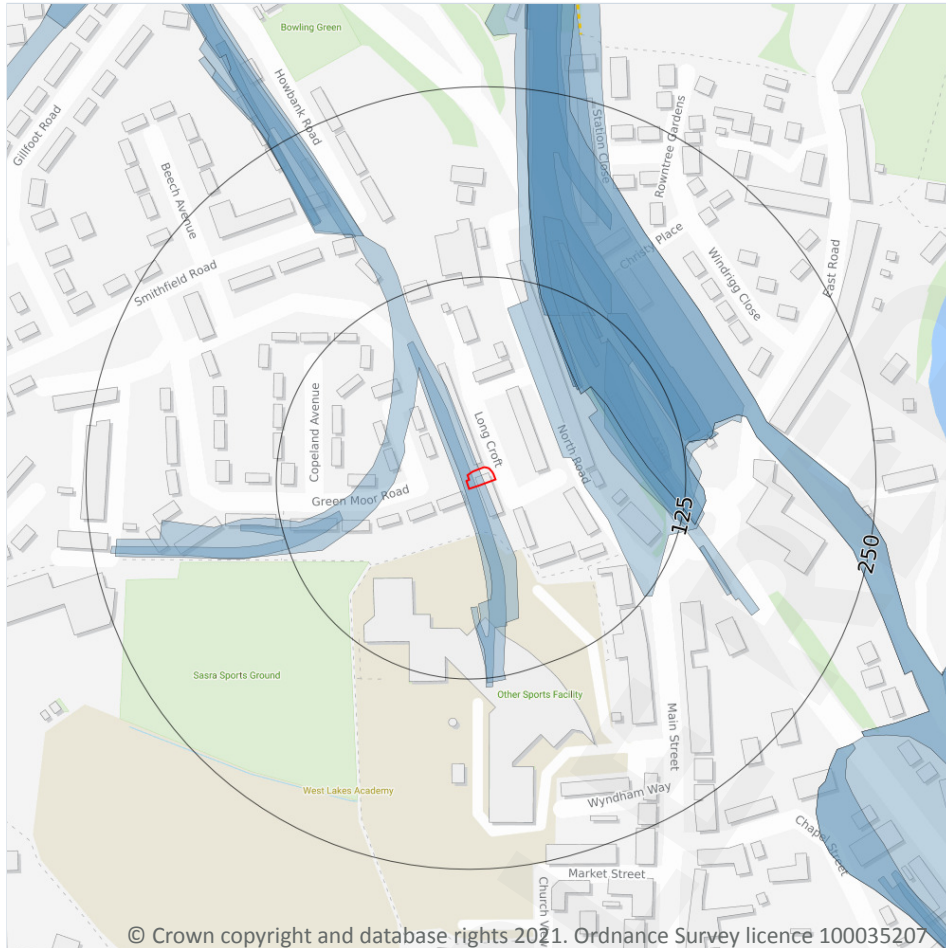
The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Additionally, see **page 30** for details of the identified issues.

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



Transportation / Railways and underground



— Site Outline
Search buffers in metres (m)

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

Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
0	on site	Railway Sidings	1899

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.

8

Large Developments

searched to 750m

Please see **page 32** for details of the proposed developments.

41

Small Developments

searched to 500m

Please see **page 33** for details of the proposed developments.

3

House extensions or new builds

searched to 125m

Please see **page 38** 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.



Planning constraints

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

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



Telecoms

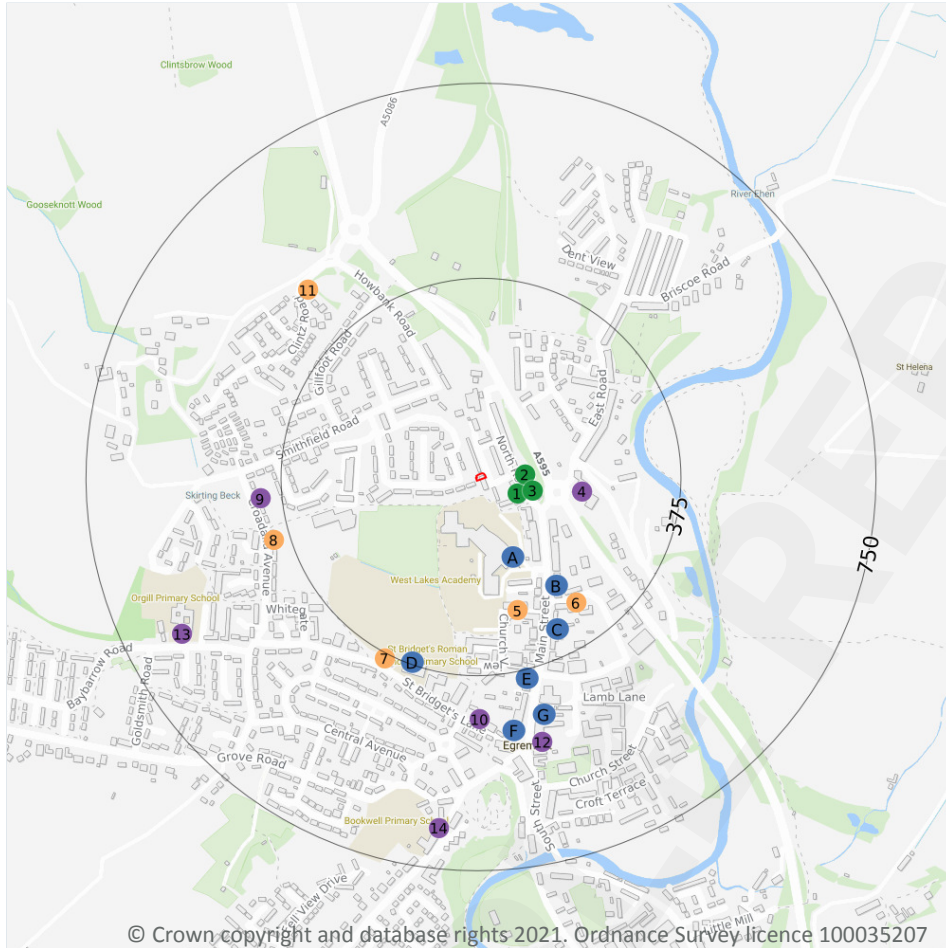
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Mobile phone masts

Not identified



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

Large projects searched to 750m

8 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: A Distance: 163 m Direction: S	Application reference: 4/17/2153/0F1 Application date: 24/04/2017 Council: Copeland Accuracy: Exact	Address: Main Street, Egremont, Cumbria, CA22 2DQ Project: School (Extension) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: A Distance: 163 m Direction: S	Application reference: PL\PND1600\05 (4/16/9013) Application date: 26/09/2016 Council: Copeland Accuracy: Exact	Address: West Lakes Academy, Main Street, Egremont, Cumbria, CA22 2DQ Project: Demolition Last known status: A planning application has yet to be submitted.	Link
ID: 4 Distance: 186 m Direction: E	Application reference: 4/14/2033/0F1 Application date: 22/01/2014 Council: Copeland Accuracy: Exact	Address: Vacant Former Dairy Site Land, East Road, North Road, Egremont, Cumbria, CA22 2EB Project: Retail Unit Last known status: The application for detail approval has been refused.	Link
ID: 9 Distance: 418 m Direction: W	Application reference: 4/16/2121/001 Application date: 12/04/2016 Council: Copeland Accuracy: Exact	Address: Former Orgill School Site, Croadalla Avenue, Egremont, Cumbria, CA22 2QL Project: 27 Residential Units Last known status: An application has been submitted for outline approval.	Link
ID: 10 Distance: 459 m Direction: S	Application reference: 4/11/2608/0F1 Application date: 20/12/2011 Council: Copeland Accuracy: Proximity	Address: St. Bridgets Lane, Egremont, Cumbria, CA22 2BD Project: School (Extension) Last known status: Detailed plans have been granted.	N/A
ID: 12 Distance: 519 m Direction: S	Application reference: 4/16/2195/0F1 Application date: 06/06/2016 Council: Copeland Accuracy: Exact	Address: 5 Market Place, Egremont, Cumbria, CA22 2AE Project: 5 Flats/3 Houses & 2 Shops (Conversion/Extension) Last known status: Detailed plans have been granted.	Link
ID: 13 Distance: 640 m Direction: SW	Application reference: 4/20/2432/0F1 Application date: 19/10/2020 Council: Copeland Accuracy: Exact	Address: Land at Howbank Farm, Former Orgill Infants School s, Egremont, Cumbria, CA22 2QJ Project: 114 Residential Units Last known status: An application has been submitted for detailed approval.	Link
ID: 14 Distance: 672 m Direction: S	Application reference: PL\1522\05 (4/16/9003) Application date: 05/02/2016 Council: Copeland Accuracy: Exact	Address: Bookwell Primary School, Bookwell, Egremont, Cumbria, CA22 2LT Project: Multi-Use Games Area Last known status: Detailed plans have been granted.	Link

Small projects searched to 500m

41 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: 163 m Direction: S	Application reference: 4/16/2244/0F1 Application date: 06/07/2016 Council: Copeland Accuracy: Exact	Address: West Lakes Academy, Main Street, Egremont, Cumbria, CA22 2DQ Project: School (Extension) Last known status: Detailed plans have been granted.	Link
ID: A Distance: 163 m Direction: S	Application reference: 4/19/2044/0F1 Application date: 07/02/2019 Council: Copeland Accuracy: Exact	Address: Land at how bank farm, croadalla avenue, Egremont, Cumbria, CA22 2DQ Project: Flood Storage Area Last known status: Detailed plans have been granted.	Link
ID: A Distance: 163 m Direction: S	Application reference: 4/16/9013/0F2 Application date: 26/09/2016 Council: Copeland Accuracy: Exact	Address: West Lakes Academy, Main Street, Egremont, Cumbria, CA22 2DQ Project: Demolition Last known status: Detailed plans have been granted.	Link
ID: A Distance: 163 m Direction: S	Application reference: 4/15/2434/0F1 Application date: 08/10/2015 Council: Copeland Accuracy: Exact	Address: West Lakes Academy, Main Street, Egremont, Cumbria, CA22 2DQ Project: Conservatory Last known status: Detailed plans have been granted.	Link
ID: B Distance: 249 m Direction: SE	Application reference: 4/18/2391/0F1 Application date: 04/09/2018 Council: Copeland Accuracy: Exact	Address: 16 Main Street, Egremont, Cumbria, CA22 2DW Project: Beauty Salon/Hair Salon (Extension) Last known status: Detailed plans have been granted.	Link
ID: B Distance: 254 m Direction: SE	Application reference: 4/17/2172/0F1 Application date: 16/05/2017 Council: Copeland Accuracy: Proximity	Address: 14 Main Street, Egremont, Cumbria, CA22 2DW Project: Multiple Occupancy/Take Away (Conversion/Alterations) Last known status: An application has been submitted for detailed approval.	Link
ID: B Distance: 254 m Direction: SE	Application reference: 4/14/2129/0F1 Application date: 28/03/2014 Council: Copeland Accuracy: Exact	Address: 16 Main Street, Egremont, Cumbria, CA22 2DW Project: Beauty Salon (Conversion) Last known status: Detailed plans have been granted.	Link
ID: B Distance: 254 m Direction: SE	Application reference: 4/18/2124/0F1 Application date: 19/03/2018 Council: Copeland Accuracy: Exact	Address: 16 Main Street, Egremont, Cumbria, CA22 2DW Project: Shop (Extension) Last known status: Detailed plans have been granted.	Link
ID: 5 Distance: 262 m Direction: S	Application reference: 4/18/2535/0F1 Application date: 11/12/2018 Council: Copeland Accuracy: Exact	Address: 28 Market Place, Egremont, Cumbria, CA22 2AG Project: Pub (Alterations) Last known status: The application for detail approval has been refused.	Link
ID: 6 Distance: 297 m Direction: SE	Application reference: 4/20/2261/0F1 Application date: 14/07/2020 Council: Copeland Accuracy: Exact	Address: Public Toilets, Chapel Street, Egremont, Cumbria, CA22 2DS Project: Demolition Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: C Distance: 311 m Direction: S	Application reference: 4/18/2101/0L1 Application date: 05/03/2018 Council: Copeland Accuracy: Exact	Address: HSBC, 58 Main Street, Egremont, Cumbria, CA22 2DB Project: Bar/Restaurant (Conversion/Extension) Last known status: Listed Building Consent has been granted for this scheme.	N/A
ID: C Distance: 311 m Direction: S	Application reference: 4/17/2273/0F1 Application date: 07/08/2017 Council: Copeland Accuracy: Exact	Address: HSBC, 58 Main Street, Egremont, Cumbria, CA22 2DB Project: Bar/Restaurant (Conversion) Last known status: An application has been submitted for detailed approval.	Link
ID: C Distance: 312 m Direction: S	Application reference: 4/15/2312/0F1 Application date: 15/07/2015 Council: Copeland Accuracy: Exact	Address: Sedgewicks Veterinary Surgery, 66 Main Street, Egremont, Cumbria, CA22 2DB Project: Veterinary Surgery (Alterations) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 323 m Direction: SE	Application reference: 4/20/2245/0F1 Application date: 06/07/2020 Council: Copeland Accuracy: Exact	Address: Cat Inn, 25 Main Street, Egremont, Cumbria, CA22 2DR Project: Pub (Extension) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 336 m Direction: S	Application reference: 4/18/2523/0F1 Application date: 05/12/2018 Council: Copeland Accuracy: Exact	Address: Springbank Farm, Parish St. Bees, Egremont, Cumbria, CA22 2TY Project: Agricultural Building Last known status: Detailed plans have been granted.	Link
ID: C Distance: 337 m Direction: SE	Application reference: 4/13/2434/0F1 Application date: 16/10/2013 Council: Copeland Accuracy: Exact	Address: 28 Main Street, Egremont, Cumbria, CA22 2DR Project: Takeaway (Conversion) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 340 m Direction: S	Application reference: 4/14/2221/0F1 Application date: 04/06/2014 Council: Copeland Accuracy: Proximity	Address: Field 0043, Opposite Fairladie, Outrigg Road, Egremont, Cumbria, CA22 Project: Farm/Animal Building Last known status: An application has been submitted for detailed approval.	Link
ID: D Distance: 372 m Direction: S	Application reference: 4/12/2554/0F1 Application date: 30/11/2012 Council: Copeland Accuracy: Exact	Address: St. Bridgets R C School, St. Bridgets Lane, Egremont, Cumbria, CA22 2BD Project: Storage Container Last known status: An application has been submitted for detailed approval.	N/A
ID: D Distance: 377 m Direction: S	Application reference: 4/19/2385/0F1 Application date: 30/10/2019 Council: Copeland Accuracy: Exact	Address: 1 - 2 St. Bridgets Lane, Egremont, Cumbria, CA22 2BD Project: Shop/Office/Flat (Conversion/Alterations) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: D Distance: 377 m Direction: S	Application reference: 4/19/2138/OF1 Application date: 16/04/2019 Council: Copeland Accuracy: Exact	Address: St. Bridgets Lane, Egremont, Cumbria, CA22 2BD Project: School (Extension) Last known status: Detailed plans have been granted.	Link
ID: 7 Distance: 386 m Direction: SW	Application reference: 4/15/2320/OF1 Application date: 17/07/2015 Council: Copeland Accuracy: Exact	Address: St Bridgets RC School, St. Bridgets Lane, Egremont, Cumbria, CA22 2BD Project: Play Area Last known status: Detailed plans have been granted.	Link
ID: E Distance: 393 m Direction: S	Application reference: 4/21/2033/OL1 Application date: 26/01/2021 Council: Copeland Accuracy: Exact	Address: 57 Main Street, Egremont, Cumbria, CA22 2DB Project: Cafe (Conversion/Alterations) Last known status: Listed Building Consent has been granted for this scheme.	Link
ID: E Distance: 393 m Direction: S	Application reference: 4/21/2032/OF1 Application date: 26/01/2021 Council: Copeland Accuracy: Exact	Address: 57 Main Street, Egremont, Cumbria, CA22 2DB Project: Cafe (Conversion) Last known status: Detailed plans have been granted.	Link
ID: E Distance: 394 m Direction: S	Application reference: 4/15/2012/OF1 Application date: 07/01/2015 Council: Copeland Accuracy: Exact	Address: 57 Main Street, Egremont, Cumbria, CA22 2DB Project: Sandwich Shop/Cafe & Take Away (Conversion) Last known status: An application has been submitted for detailed approval.	Link
ID: 8 Distance: 408 m Direction: W	Application reference: 4/12/2497/OF1 Application date: 25/10/2012 Council: Copeland Accuracy: Exact	Address: The Flat, Falcon Club, Croadalla Avenue, Egremont, Cumbria, CA22 2 Project: Conference (Conversion) Last known status: Detailed plans have been granted.	N/A
ID: E Distance: 420 m Direction: S	Application reference: 4/18/2100/OF1 Application date: 05/03/2018 Council: Copeland Accuracy: Exact	Address: HSBC, 58 Main Street, Egremont, Cumbria, CA22 2AA Project: Bar/Restaurant (Conversion/Extension) Last known status: Detailed plans have been granted.	N/A
ID: E Distance: 421 m Direction: S	Application reference: 4/14/2409/OF1 Application date: 24/09/2014 Council: Copeland Accuracy: Exact	Address: Egremont Police, 1 Main Street, Egremont, Cumbria, CA22 2AA Project: Hostel Accommodation (Conversion/Alterations) Last known status: Detailed plans have been granted.	Link
ID: E Distance: 421 m Direction: S	Application reference: 4/13/2136/OF1 Application date: 10/04/2013 Council: Copeland Accuracy: Exact	Address: Gillfoot Park, Gillfoot, Egremont, Cumbria, CA22 2AA Project: Sports Field Last known status: An application has been submitted for detailed approval.	N/A
ID: E Distance: 421 m Direction: S	Application reference: 4/13/2149/OF1 Application date: 22/04/2013 Council: Copeland Accuracy: Exact	Address: Egremont Methodist Church Hall, Main Street, Egremont, Cumbria, CA22 2AA Project: Youth Centre/Youth Cafe Last known status: Detailed plans have been granted.	N/A

ID	Details	Description	Online record
ID: E Distance: 439 m Direction: S	Application reference: 4/15/2308/OF1 Application date: 15/07/2015 Council: Copeland Accuracy: Proximity	Address: 43 Main Street, Egremont, Cumbria, CA22 2AB Project: Bank (Conversion) Last known status: Detailed plans have been granted.	Link
ID: E Distance: 439 m Direction: S	Application reference: 4/14/2370/OF1 Application date: 19/08/2014 Council: Copeland Accuracy: Proximity	Address: Brow Top Water Treatment Reser, Main Street, Egremont, Cumbria, CA22 2AB Project: Water Treatment Building Last known status: Detailed plans have been granted.	Link
ID: F Distance: 468 m Direction: S	Application reference: 4/17/2188/OF1 Application date: 26/05/2017 Council: Copeland Accuracy: Exact	Address: 29 Market Place, Egremont, Cumbria, CA22 2WY Project: Bank (Alterations) Last known status: Detailed plans have been granted.	Link
ID: G Distance: 468 m Direction: S	Application reference: 4/14/2465/001 Application date: 11/11/2014 Council: Copeland Accuracy: Proximity	Address: Former Castle Cinema Site, Bookwell, Egremont, Cumbria, CA22 2AD Project: 8 Houses Last known status: Outline approval has been granted.	Link
ID: G Distance: 468 m Direction: S	Application reference: 4/11/2575/OF1 Application date: 23/11/2011 Council: Copeland Accuracy: Exact	Address: Greggs, 42 Main Street, Egremont, Cumbria, CA22 2AD Project: Shopfront Last known status: Detailed plans have been granted.	N/A
ID: G Distance: 468 m Direction: S	Application reference: 4/11/2519/OF1 Application date: 07/11/2011 Council: Copeland Accuracy: Exact	Address: 3 - 5 Main Street, Egremont, Cumbria, CA22 2AD Project: Shop (Conversion) Last known status: Detailed plans have been granted.	N/A
ID: G Distance: 469 m Direction: S	Application reference: 4/16/2397/OF1 Application date: 17/11/2016 Council: Copeland Accuracy: Exact	Address: Cumbrian Cooperative Society L, 40 Main Street, Egremont, Cumbria, CA22 2AD Project: Air Conditioning Units Last known status: Detailed plans have been granted.	Link
ID: G Distance: 482 m Direction: S	Application reference: 4/13/2427/OF1 Application date: 15/10/2013 Council: Copeland Accuracy: Exact	Address: Retreat Part Ground & First Fl, 1 Market Place, Egremont, Cumbria, CA22 2AE Project: Owners Accommodation (Conversion) Last known status: Detailed plans have been granted.	Link
ID: G Distance: 482 m Direction: S	Application reference: 4/14/2038/OF1 Application date: 20/01/2014 Council: Copeland Accuracy: Exact	Address: 1 Market Place, Egremont, Cumbria, CA22 2AE Project: 3 Residential Units (Conversion/Extension) Last known status: Detailed plans have been granted.	Link
ID: 11 Distance: 482 m Direction: NW	Application reference: 4/20/2231/ON1 Application date: 26/06/2020 Council: Copeland Accuracy: Exact	Address: Land To East Of High Lodge And, 1 Clintz Road, Moor Row, Parish Cleator, Egremont, Cumbria, CA22 2 Project: Field Shelter Last known status: The application for detail approval has been withdrawn.	Link

ID	Details	Description	Online record
ID: F Distance: 483 m Direction: S	Application reference: 4/13/2014/0F1 Application date: 11/01/2013 Council: Copeland Accuracy: Exact	Address: 28 Market Place, Egremont, Cumbria, CA22 2AG Project: Public House (Conversion) Last known status: Detailed plans have been granted.	N/A
ID: F Distance: 486 m Direction: S	Application reference: 4/18/2368/0F1 Application date: 27/08/2018 Council: Copeland Accuracy: Exact	Address: 27 Market Place, Egremont, Cumbria, CA22 2AG Project: Shop Front (Alterations) Last known status: Detailed plans have been granted.	Link

House extensions and small new builds searched to 125m

3 house extensions and small new builds within 125m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: 1 Distance: 67 m Direction: SE	Application reference: 4/12/2425/0F1 Application date: 14/09/2012 Council: Copeland Accuracy: Exact	Address: 9 North Road, Egremont, Cumbria, North West, CA22 2PR Project: 2 Storey Rear Extension Last known status: Detailed plans have been granted.	N/A
ID: 2 Distance: 74 m Direction: E	Application reference: 4/11/2295/0F1 Application date: 29/06/2011 Council: Copeland Accuracy: Exact	Address: 66 North Road, Egremont, Cumbria, North West, CA22 2PR Project: Double Garage Last known status: Detailed plans have been granted.	N/A
ID: 3 Distance: 93 m Direction: E	Application reference: 4/14/2080/0F1 Application date: 26/02/2014 Council: Copeland Accuracy: Exact	Address: Ship Launch Inn, 68 North Road, Egremont, Cumbria, North West, CA22 2PR Project: House (Conversion) Last known status: Detailed plans have been granted.	Link

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	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
Current or recent petrol stations	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not 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	Not identified
Groundwater flooding	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	Identified
Proposed wind farms	Identified

Wind and solar

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

Power stations Not identified

Nuclear installations Not identified

Large Energy Projects **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

Crossrail 1 route Not identified

Crossrail 1 stations Not identified

Crossrail 1 worksites 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

Transportation

Active railways Not identified

Railway tunnels Not identified

Active railway stations Not identified

Historical railway infrastructure **Identified**

Abandoned railways Not identified

London Underground and DLR lines Not identified

London Underground and DLR stations Not identified

Underground Not identified

Underground stations Not identified

Planning

Large projects searched to 750m **Identified**

Small projects searched to 500m **Identified**

House extensions and small new builds searched to 125m **Identified**

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

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

Planning constraints

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

Mining features

Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	Not identified
Surface features	Not identified

Underground mine workings

Reported subsidence	Not identified
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Mine waste tips

Secured features	Not identified
Licence boundaries	Not identified
Researched mining	Not identified

Mining Record Office plans

BGS mine plans

Mining records

BritPits	Not identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified

Mining cavities

Coal mining areas	Not identified
Brine areas	Not identified
Gypsum areas	Not identified

Mining records

Tin mining areas	Not identified
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Historical Features

Non-coal mining

Identified

Coal and associated mining

Identified

Industry associated with mining	Not identified
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Geological features

Artificial and made ground (10k)	Not identified
Linear features - mineral veins (10k)	Not identified
Artificial and made ground (50k)	Not identified
Linear features - mineral veins (50k)	Not identified

Satellite monitoring

Satellite monitoring	Not identified
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Natural instability

Property shrink-swell assessment	Not identified
Shrink-swell clays	Not identified
Landslides	Not identified
National landslide database	Not identified
Running sands	Not identified
Compressible deposits	Not identified
Collapsible deposits	Not identified
Dissolution of soluble rocks	Not identified
Natural cavities	Not identified

Coastal Erosion

Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Infilled land

Infilling from historical mapping	Not identified
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Active landfill sites	Not identified
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Historical landfill (from Environment Agency records)	Not identified
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Historical landfill (from Local Authority and historical mapping records)	Not identified
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Sinkholes

Reported recent incidents	Not identified
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Recorded incidents (BGS)	Not identified
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Recorded incidents (Stantec)	Not identified
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Historical incidents	Not identified
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Contaminated land liability assessment methodology

As part of this report Groundsure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part 2A of the Environmental Protection Act 1990. This assessment is based on the following data:

- historical land use (compiled from 1:10,000 and 1:10,560 maps)
- petrol stations, garages, energy features and tanks (compiled from 1:1,250 and 1:2,500 maps) – for selected areas.
- historic military / ordnance sites
- landfill and waste transfer/treatment or disposal sites (including scrap yards)
- current and recent industrial uses (as defined by PointX data)
- Catalyst petrol station
- Part A(1), Part A(2) and Part B Authorisations
- sites determined as Contaminated Land under Part 2A EPA 1990
- Planning Hazardous Substance Consents
- Environment Agency Recorded Pollution Incidents
- Dangerous Substances Inventory Releases (DSI)
- Red List Discharge Consent

The level of risk associated with the property is either Passed or Action Required. If the report result is Action Required it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required.

Method Statement

In assessing specific site risk, Groundsure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

This report has been prepared with the assumption that the site is in residential use and that no significant (re)development is planned. The screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2,500 or 1:1,250 scale maps except for Groundsure's additional information database of selected features namely tanks, energy features, petrol filling stations and garages. This additional information database covers the majority of the UK, but not all. Where 1:2500 or 1:1250 scale maps are utilised all relevant and available map epochs to Groundsure are used. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of Groundsure Limited under which this service is provided.

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 Environment Agency. 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.

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

Ambiental 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. 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.

Ambiental FloodScore™ insurance rating

The property has been rated as Very Low risk. Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>). The Ambiental FloodScore™ insurance rating is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

Ground stability information

Non-coal mining assessment

This mining search has been compiled from the archive information held by Groundsure and Mining Searches UK. As with all historic mining records, there is no guarantee or assurance of reliability or accuracy of these records. Not all mining activities were recorded or are publically available. Neither Groundsure nor Mining Searches UK can be held responsible for any omissions or errors in the information upon which our interpretation has been based.

Historical mining records vary in document age, reliability, reproduction, quality of the original record, the reason to produce the original document, the skill of the original surveyor and the accuracy of the available surveying equipment at the time of production. It must be accepted that the information is subject to interpretation. Alternative interpretations may be possible.

In any area, sporadic, un-surveyed and ancient mine workings can exist, and unrecorded mine workings or mineralised veins can never be ruled out. Groundsure or Mining Searches UK cannot be held responsible for any settlement or subsidence associated with unrecorded mining features, or from mining plans that are not publically available.

If the property or site is subject to future development we recommend that the ownership of the minerals below the site's surface is established. This detail may be sought from a legal adviser or via the Land Registry. You can then assess whether there is a possibility of any proposed development disturbing or trespassing upon any minerals in third party ownership at the site.

In addition, a mining site investigation may be required to satisfy planning or building regulation conditions. Contact Groundsure for further advice.

Coal Authority data

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure Limited and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Limited prior to any re-use.

Satellite monitoring

SatSense produces countrywide ground movement products based on satellite radar data. For property movement products in the UK we use data from the ESA Sentinel-1 satellite constellation, which has a resolution of 4 by 14 metres. This means that the smallest objects we can detect are the size of a large shed, and we often get multiple measurement points over individual houses. We receive a new radar image every six days, and data collection started in 2015 (although initially, acquisition frequency was lower). This means we have 250+ measurements in time everywhere in the UK. By analysing this long time history using a technique known as InSAR, we can detect long-term movements as low as 1 mm/yr, which is far below movement levels expected to cause property damage.

What is InSAR?

Interferometric Synthetic Aperture Radar (InSAR) is a processing technique that uses the difference between radar images to detect ground movements with high precision. Two (or more) radar images are overlaid such that they match exactly, and the radar measurements for every matching pixel in the images are differenced. The phase information from this difference is then used to extract ground movement for every pixel. SatSense processes all available data over the United Kingdom.

Why can't we measure everywhere?

A limitation of InSAR is that it relies on consistent radar returns from the reflecting surface (buildings, fields, woodland). While some types of surfaces, like buildings, bridges and bare ground are naturally very consistent, ground cover like dense vegetation and fast-growing crops inherently can vary rapidly over time and therefore interfere with the radar measurement. During our processing, we detect which points provide usable measurements, and which points have had too much interference. This means coverage is variable; dense in urban areas, but much more sparse in rural areas.

Why do we need risk indices?

The SatSense ground movement product measures a wide range of ground movements, from long-term, large regional signals to event level movement of individual points. Not all movements have the same damage potential for buildings. Compare an entire town that is subsiding due to groundwater variations to a single building subsiding due to local instability. Buildings in the subsiding town are all moving at very similar rates, meaning there is little to no relative movement between them. This makes the potential for damage much lower than the individual building moving with respect to its neighbours.

To differentiate between different types of movements, we've developed a way to extract different types of movements that are potentially damaging to property. This information is captured by the SatSense risk indices. These risk indices are described below:

- **Property** - This looks at movement within the property boundary when compared to movement of the immediate surroundings. Examples of processes that could flag up this risk would be trees affecting the nearby water table, local ground instability and small scale nearby building work.
- **Surrounds** - This looks at the movement of the immediate surroundings (e.g. the street or estate) compared to movement of the broader local area. Examples of processes that could flag up this risk are tunnelling, large scale nearby building work and groundwater extraction.
- **Local Area** - This looks at the movement of the immediate surroundings (e.g. the street or estate) compared to movement of the broader local area. Examples of processes that could flag up this risk are tunnelling, large scale nearby building work and groundwater extraction.
- **Gradient** - This looks at differences in movement between areas and can identify risk due to the bending this can cause. This would flag up for properties that might not be moving much themselves but are being affected by movements nearby.
- **Acceleration** - This looks at the recent changes in movements and can tell if any ground movements are stabilising or accelerating. This would flag up properties that might not have been moving historically, but have recently seen an increase, or whether properties that have moved historically continue to move, or if that movement is decreasing.
- **Range** - looks at the maximum range of ground movement in any given twelve-month period and would highlight seasonal movement patterns or event-style movements like sinkholes.

National Coastal Erosion Risk Mapping (NCERM)

The National Coastal Erosion Risk Mapping (2018-2021) shows the coastal baseline. This baseline is split to 'frontages'. These are defined as lengths of the coast with consistent characteristics based on the cliff behaviour characteristics and the defence characteristics. It is intended as an up-to-date and reliable benchmark dataset showing erosion extents and rates for three periods:

- Short Term (0 – 20yr);
- Medium Term (20 – 50yr);
- and Long Term (50 – 100yr).

For the 5th, 50th and 95th percentile confidence levels (degrees of certainty, where 95th percentile equates to 95% certainty) for:

- No Active Intervention Policy Scenario; and
- With the implementation of Shoreline Management Plan (SMP) 2 Policies.

Defence type and SMP policies for each of the three periods described above are included.

The data and associated information is intended for guidance - it cannot provide details for individual properties. The NCERM information considers the predominant risk at the coast, although flooding and erosion processes are often linked, and data on the erosion of foreshore features are, in general, not included.

The data describes the upper and lower estimates of erosion risk at a particular location, within which the actual location of the coastline is expected to lie. The data does not estimate the absolute location of the future coastline. Details of geologically complex areas, known as "complex cliffs" are, in general, not included within the dataset due to the inherent uncertainties associated with predicting the timing and extent of erosion at these locations.

This dataset succeeds National Coastal Erosion Risk Mapping (NCERM) - National (2012 - 2017) Attribution statement: © Environment Agency copyright and/or database right

BGS Property Shrink Swell Assessment

This dataset uses OS Open Maps building polygons to derive its assessment. These are often representative of more than one building and so the score assigned is representative of the highest risk found within the connected building units e.g. a pair of semi-detached properties or a terraced row. The baseline mapping used to derive the assessment will be updated at least annually.

The assessment does not cover any man-made hazards and is based on, and limited to the input datasets including OS Open Buildings, Office for National Statistics data, Bluesky Tree Map and BGS GeoSure shrink-swell. An indication of natural ground instability related to shrink-swell does not necessarily mean that a location will definitely be affected by ground movement or subsidence. Such an assessment can only be made by inspection of the area by a qualified professional.

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 no additional checks are made to ensure 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 do 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 small developments and points and 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 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 study site. 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 have 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 have 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 projects, 75m for small projects and 50m for house extensions
- Urban: 500m for large projects, 125m for small projects and 50m for house extensions
- Rural: 750m for large projects, 500m for small projects and 250m for house extensions

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 be 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 have 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 also excludes 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.

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Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and 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.

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