

Appendix 2 – Screening Assessment Form (Version 10.3)

If you are undertaking a small development (i.e. one house in a garden) this Screening Assessment Form can be used as a basic contamination assessment, which fulfils the requirements of the 'Existing Use' section of the planning application form. This form may be used in other circumstances at the discretion of the Local Planning Authority, but please check with them first.

This Screening Assessment Form is not suitable for larger housing developments, or if there has been a past industrial use on or adjacent to the land. In these instances you will need to submit a Phase 1 Report (Preliminary Risk Assessment) and if appropriate, subsequent Phase 2 (Site Investigation and Risk Assessment), Phase 3 (Remediation Strategy) and Phase 4 (Verification) Reports.

NOTE: Failure to provide the required information at this stage may result in a delay in the application process and the imposition of planning conditions relating to land contamination.

If at any point when completing the form you suspect there is a likelihood that contamination may exist on the site (or on an adjacent site) which could affect the proposed use, it is strongly advised that you contact the Council's Contaminated Land Officer before proceeding, as your findings may necessitate the submission of a more detailed Phase 1 Report.

Please complete this form in BLOCK LETTERS and submit with photographs to the Local Planning Authority with your completed Planning Application Form.

APPLICANT / AGENT DETAILS

	Applicant	Agent
Full Name	Mr and Ms O'Neil	Stuart H CARRUTHERS
Address		32 Northgate Beccles Suffolk NR34 9AS
Telephone		01502 719 731
Email		stuarthcarruthers@gmail.com

DEVELOPMENT DETAILS

Site Name	<u>Land to the west of Langary Gate Road, Fleet, Holbeach, IP20 0RU</u>			
Site Address	<u>Land to the west of Langary Gate Road, Fleet, Holbeach, IP20 0RU</u>			
Site Grid Reference	Easting	<u>533290</u>	Northing	<u>312393</u>

SITE DESCRIPTION

Please provide a detailed description and photographs of the land being developed.
Include details of the layout and ground covering, any evidence of former buildings or site activities, any evidence of made/filled ground, and any signs of subsidence or contamination (e.g. ground staining/discolouration, odours, vegetation distress/dieback).

No evidence of contamination on the land (direct survey).

SITE HISTORY, LAND AND BUILDING USE

Please undertake a complete historical map review dating back to the mid/late 1800's, to provide a description of the previous use(s) of the site and immediate surrounding area.
Historical maps are available to view online and possibly at local libraries.

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Proposed land use (tick all that apply)	✓				
Current land use (tick all that apply)	✓				Equine
Past land use – last 150 years (tick all that apply)	✓	✓			

NOTE: If the site has a past or current industrial use, this Screening Assessment Form should not be used and you will need to submit a Phase 1 Report (Preliminary Risk Assessment) instead.

If the past land use has changed, please give date of change(s) (please use category types from the previous table).	From	To	Land Use

What have the existing buildings onsite been used for? (please state if applicable)	N/A
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Are any of these buildings constructed from suspected asbestos containing material? (including cement sheets, gutters, drainpipes, lagging and insulation)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If any buildings are constructed from suspected asbestos containing material, please state whether an asbestos survey has been carried out and whether the material will be removed as part of the development.		

Have any fuels/chemicals been stored onsite?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have there been any fuel/chemical spills or leaks?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If 'Yes' to either of the above, please state fuel/chemical, storage method and location, and details of any spillages.		

Have there been any pollution incidents, either reported or unreported? For information please refer to Environmental Pollution Incidents on data.gov.uk	Reported		Unreported	
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Provide details of any surface water present onsite (including drains, ponds, streams and rivers).	Drainage ditches
Provide details of any groundwater or surface water abstractions (including wells and boreholes).	N/A

WASTE DISPOSAL ACTIVITIES

Landfill sites can sometimes contaminate surrounding land. For more information and to check if any current or historical landfill sites are located near your site, please refer to the Environment Agency's section on data.gov.uk or contact the Council's Contaminated Land Officer.

Have any waste disposal activities (including the burning of waste) been carried out onsite?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Have any waste disposal activities been carried out on surrounding land within 250 metres of the site?	Yes	No <input checked="" type="checkbox"/>
Is there any evidence of demolition activities (e.g. rubble) onsite?	Yes	No <input checked="" type="checkbox"/>
If 'Yes' to any of the above, please provide details.		

ADJACENT LAND USE

	Domestic	Agricultural	Commercial	Industrial	Other (give details)
Current land use (tick all that apply)	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>	Equine
Past land use – last 150 years (tick all that apply)	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>	

Provide details of any surface water present on adjacent land (including drains, ponds, streams and rivers).	N/A
Provide details of any groundwater or surface water abstractions on adjacent land (including wells and boreholes).	

PREVIOUS LAND CONTAMINATION REPORTS

Have any land contamination reports previously been completed for the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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If 'Yes', please provide a copy of the land contamination report(s) to support your planning application.

IMPORTED SOIL

Do you intend to import any soil or soil forming materials onto the site for use in garden areas, soft landscaped areas or to raise ground levels?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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If 'Yes', please refer to the YALPAG guidance on Verification Requirements for Cover Systems (available to download from most council websites in the region).

SUSPECTED CONTAMINATION

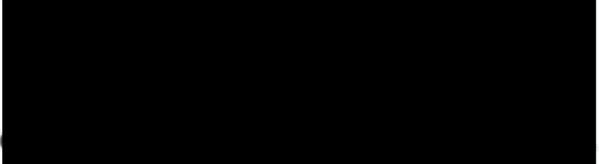
Based on the information you have provided in this form, do you think that contamination could be present at the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please provide details:		

INFORMATION SOURCES

Please provide details of the sources of information you have used to complete this form.

DEFRA, Environment Agency, Old Maps, Direct Survey

Please sign below to confirm that all the information given on this form is correct to the best of your knowledge and belief.

Sign  Date 25 August 2024

Please submit this completed form and photographs to the Local Planning Authority with your completed Planning Application Form.

OFFICE USE: Please ensure that this form is forwarded to the Council's Contaminated Land Officer for consideration.

LANGARY GATE ROAD, FLEET COY, GEDNEY HILL, SPALDING, PE12 0RU

Key results

Flooding
Moderate

[page 10 >](#)

For information

Infrastructure

[page 18 >](#)

Ground stability

[page 14 >](#)

Planning applications

[page 28 >](#)

Also searched

Contaminated land liability

Coal mining (CON29M)

Other mining (non-coal)

Radon

Planning constraints



ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from flooding, ground stability and coastal erosion. Please see [page 5 >](#) for details and guidance.

5 years

E

Moderate to high risk

30 years

E

Moderate to high risk

A

B

C

D

E

F

Negligible risk —————→ High risk

Transition risks

ClimateIndex™ covers transition risks including energy efficiency. Please see [page 7 >](#) for details.

Site Plan



To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on [page 35 >](#).

Useful contacts

South Holland District Council:

<http://www.sholland.gov.uk/> ↗

info@sholland.gov.uk ↗

01775 761 161

Environment Agency National Customer

Contact Centre (NCCC):

enquiries@environment-agency.gov.uk ↗

03708 506 506

Key results

These are findings that should be acknowledged and potentially addressed before completion of the transaction, and relate to identified risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.



Flooding

An elevated level of flood risk has been identified at the property.

Next steps for consideration:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/> ↗
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood



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For information

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



Ground stability

The property is indicated to lie within an area that could be affected by natural instability.

Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.



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



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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 infrastructureplanninginspectorate.gov.uk/projects/, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

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ClimateIndex™ physical risks



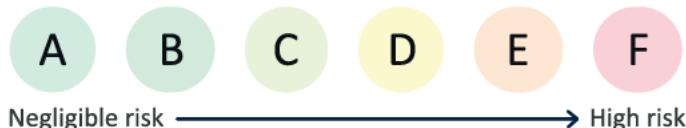
Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

ClimateIndex™

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



Rating key



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



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ClimateIndex™ guidance and next steps



Flooding

Climate change could increase the risk of flooding on this property in 5 years and/or 30 years, which may impact your ability to obtain insurance or even have an effect on the value of the property. To best protect the property, and your investment, against this risk we recommend the following:

- Ensure buildings and contents insurance covering flood risk is available and affordable. Take into consideration that premiums could be impacted in the future if the risk increases due to climate change. The property may be eligible for the [Flood Re ↗](#) scheme. Your insurer will be able to advise. Please note that this scheme is due to end in 2039, and owners may be required to invest in improving the flood resiliency of the property
- Sign up for [flood warnings ↗](#) provided by the government
- Look into the various forms of flood [resistance ↗](#) and [resilience ↗](#) measures that will help protect your property in the event of a flood. The local authority may be able to let you know if there are any future flood protection schemes that could benefit your area

See [page 33 >](#) for further details.



Let's talk about climate

For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our [ClimateIndex™ clauses ↗](#) here for actionable guidance on risks associated with climate change



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ClimateIndex™ transition risks

Energy Performance

An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. An EPC also contains an energy efficiency rating: from A (most efficient) to G (least efficient). EPC certificates are valid for 10 years or until a newer EPC is produced. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

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

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

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

Letting and energy efficiency regulations

Minimum Energy Efficiency Standards (MEES) require all rented properties let in England and Wales to have a minimum EPC rating of 'E'.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered.

Government guidelines and proposals are summarised below. However, it should be noted that recent announcements from the government indicate that these standards could be subject to change or be scrapped entirely. While this reflected genuine concerns about retrofitting costs at a time of living cost rises, there is a clear financial benefit in also ensuring that the property could have a range of energy improvement measures fitted to it to save on energy bills.

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1st April 2020**1st April 2025****1st April 2028****All rented properties to be E or above**Cost cap for landlords:
£3,500**Proposed that new tenancies have a rating of at least C**Cost cap for landlords:
£10,000**Proposed that all rented properties are rated at least C**Cost cap for landlords:
£10,000

Properties can be exempt from these requirements though this may not pass to the new owner or landlord upon sale. Any exemptions will need to be registered on the PRS Exemptions Register. [Click here](#) for more information on exemptions and how to register them.

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ClimateIndex™ transition risks

Flood protection

Flood Re is a government-backed insurance scheme in the United Kingdom that aims to make flood insurance more affordable and available for properties at high risk of flooding. It allows insurers to pass on the flood risk element of home insurance policies to Flood Re. This enables insurers to offer more affordable premiums to homeowners in high-risk flood areas.

This only impacts properties built before January 1st 2009, as properties built after should have been built to stricter flood resistant standards.

If your property is not covered by Flood Re or if you're facing challenges in obtaining affordable insurance, demonstrating investment in flood resilience measures may improve your prospects with insurers.

The Flood Re scheme concludes in 2039, meaning affordable flood insurance may be harder to secure.

By installing flood resilience measures in your property, you can increase the likelihood of securing affordable insurance even after the Flood Re scheme ends. This, in turn, can positively impact the availability of mortgages for your property.

Reducing flood risk

Flood resistance measures aim to prevent or reduce flood damage, while flood resilience measures focus on adapting and recovering from flood impacts. Other measures are available and we recommend seeking advice from a flood protection specialist.

Resistance Flood doors & windows from £500	Resistance Flood barriers (garage/ driveway) from £2,000	Resistance Non return valves on drains and pipes £70 to £700	Resistance Air brick covers £50 to £150
Resistance Vent covers from £60	Resilience Water resistant mortar in external walls from £150	Resilience Waterproof external walls from £500	Resilience Relocating electric/ service meters £760 to £2,500


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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 guidance and next steps 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
Past Land Use	Passed
Waste and Landfill	Passed
Current and Recent Industrial	Passed



Flooding

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

Please see [page 11 >](#) for details of the identified issues.

River and Coastal Flooding	Medium
Groundwater Flooding	Negligible
Surface Water Flooding	Low
Past Flooding	Not identified
Flood Storage Areas	Not identified



Radon

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

Not in a radon affected area

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see [page 39 >](#)



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Flooding / Risk of flooding from rivers and the sea



— Site Outline
 Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a Medium chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See page [page 39](#) for explanation of the levels of flood risk.

Please see the guidance and next steps on [page 2](#) for further advice.

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



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Flooding / Flood defences



Reduction in Risk of Flooding from Rivers and Sea due to Defences

The property is located in an area whereby the risk of flooding from rivers or sea is reduced due to the presence of flood defences. These areas would flood if the defence were not present, but may not do so as it is.

We recommend discussing all flood defence in place as part of your discussions with insurance providers.

Details of flood defences and any areas of reduced river/sea flooding risk due to defences can be seen on the Risk of Flooding from Rivers and the Sea Map.

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Non-coal mining summary



Mining records

No records relating to recorded mining areas or activity have been identified in the vicinity of the site.

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

Historical features

Historical mapping has identified no mining features in the vicinity of the site.

Non-coal mining	Not identified
Coal and associated mining	Not 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


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Ground stability summary



Natural instability

Searches of natural ground stability data have identified potential ground stability risks.

See [page 15](#) > for details and [page 3](#) > for recommended next steps.

Shrink-swell hazard	Not assessed
Natural ground subsidence	High
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.

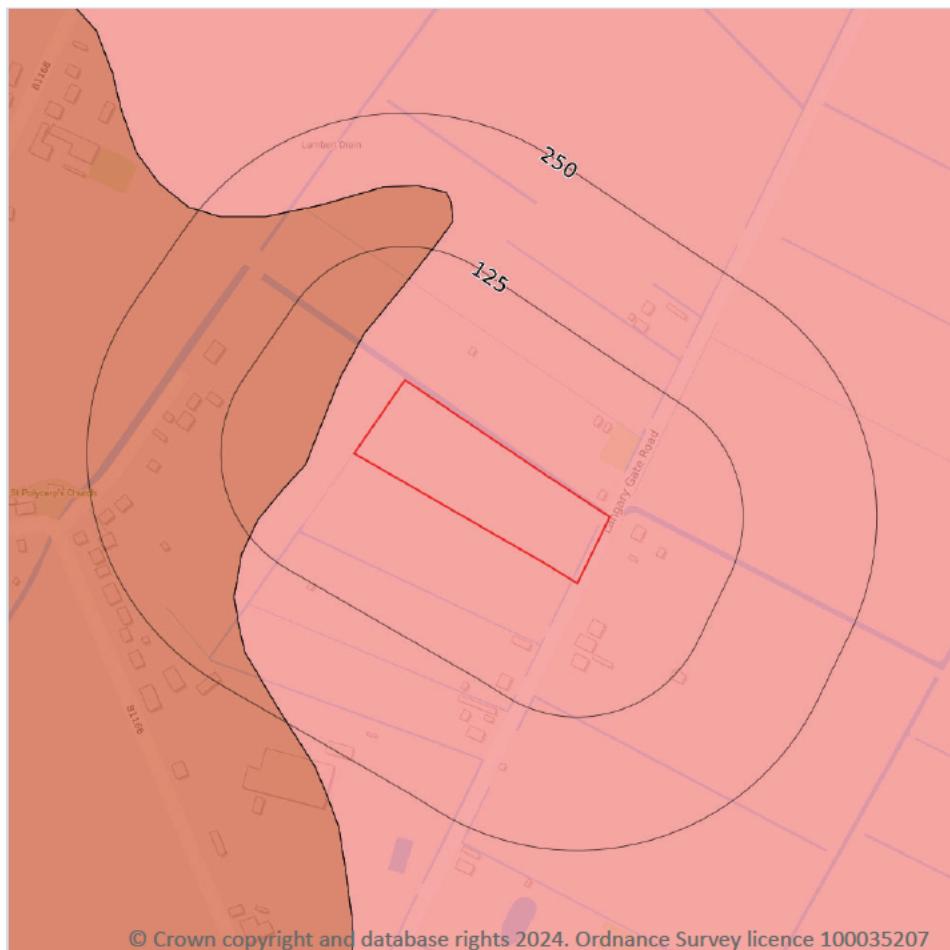
Reported recent incidents	Not identified
Recorded incidents (BGS)	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

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Ground stability / Running sands



— Site Outline
 Search buffers in metres (m)

Moderate
 High

Running sands

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Location	Hazard rating	Details
On site	Moderate	Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water.
39m W	High	Running sand conditions are almost certainly present. Constraints will apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.

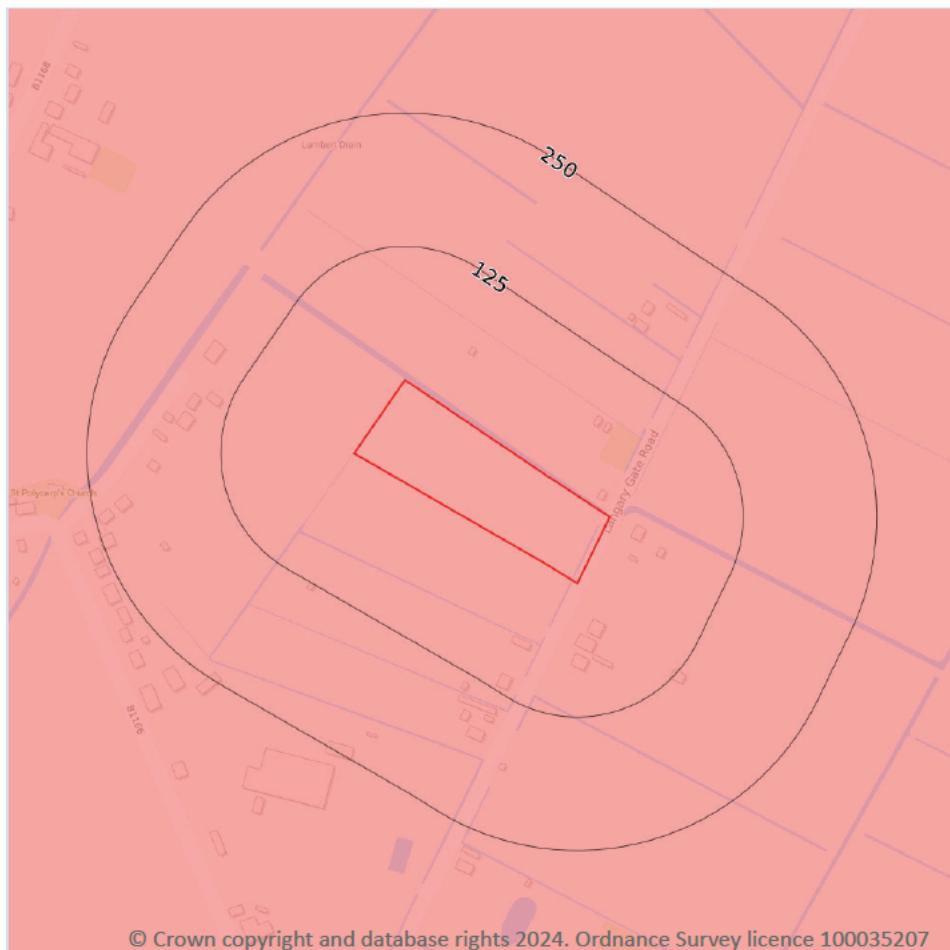


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Ground stability / Compressible deposits



— Site Outline
 Search buffers in metres (m)

Moderate
 High

Compressible deposits

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Location	Hazard rating	Details
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.



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Transportation summary



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.
 Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

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

Crossrail

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

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

Other Railways

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

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


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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 guidance and next steps on [page 2](#) for further advice. Additionally, see [page 19](#) for details of the identified issues.

Planned Multiple Wind Turbines	Identified
Planned Single Wind Turbines	Identified
Existing Wind Turbines	Identified
Proposed Solar Farms	Identified
Existing Solar Farms	Not identified

Energy

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

Please see the guidance and next steps on [page 2](#) for further advice. Additionally, see [page 26](#) for details of the identified issues.

Power stations	Not identified
Energy Infrastructure Projects	Not identified
	Identified

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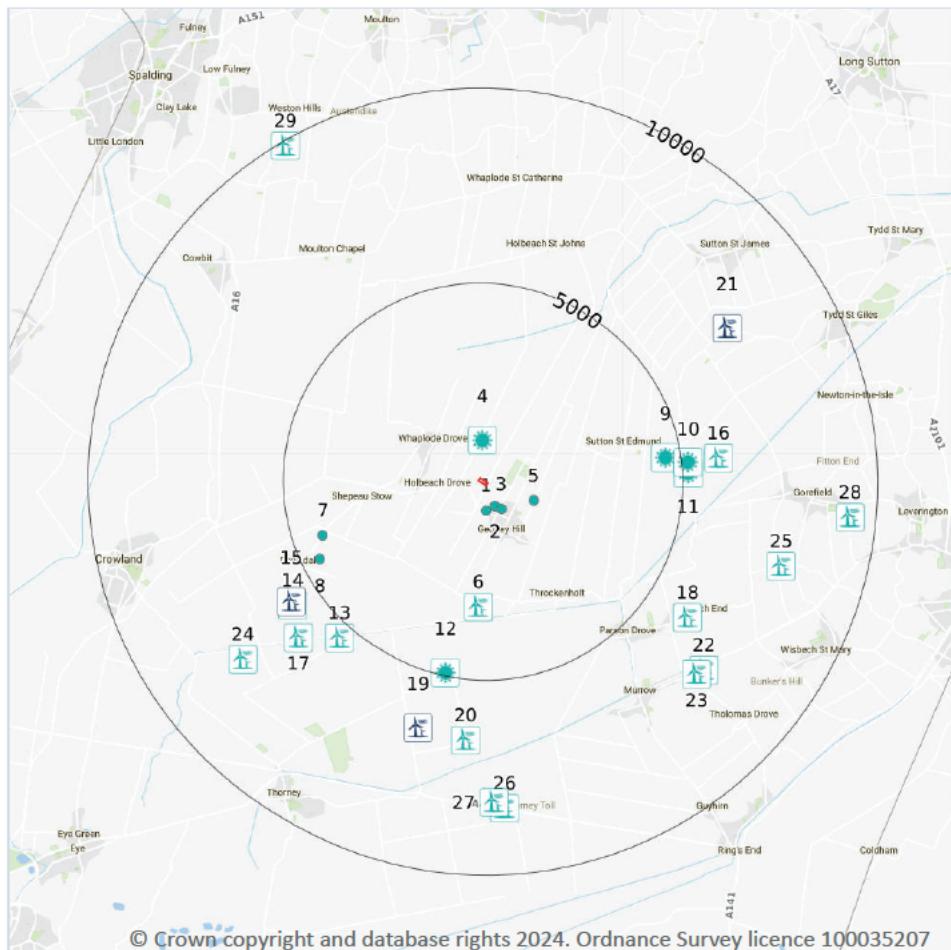
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Energy / Wind and solar



— Site Outline
 Search buffers in metres (m)

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

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	
15	5-6 km	SW	<p>Site Name: French Farm, nr Thorney, Peterborough, East of England</p> <p>Operator Developer: REG Windpower Ltd</p> <p>Status of Project: Operational</p>	<p>Type of project: Onshore</p> <p>Number of Turbines: 2</p> <p>Turbine Capacity: 2MW</p> <p>Total project capacity: 4</p> <p>Approximate Grid Reference: 528518, 308977</p>



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ID	Distance	Direction	Details	
19	6-7 km	S	Site Name: Wryde Croft (Resubmission), between Crowland and Parson Drove, Peterborough, East of England Operator Developer: RES UK & Ireland Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 13 Turbine Capacity: 1.8MW Total project capacity: 23.4 Approximate Grid Reference: 531603, 306098
21	7-8 km	NE	Site Name: Nut Walk Farm, Bythorne Bank, Tydd St Giles, East of England, PE13 5NN Operator Developer: Urban Wind Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 539527, 316347

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	
6	3-4 km	S	Site Name: French Drove, Thorney, Peterborough, Peterborough, Cambridgeshire, PE6 0PH Planning Application Reference: 07/01411/FUL Type of Project: Wind Farm	Application Date: 2004-06-24 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises 13 x 1.8MW turbine wind farm. Includes balance of plant, infrastructure and enabling works. Approximate Grid Reference: 533147, 309199
13	5-6 km	SW	Site Name: Hangmans Corner, Green Drove, Peterborough, Peterborough, Cambridgeshire, PE6 0PJ Planning Application Reference: 03/1247 Type of Project: 8 Wind Turbines	Application Date: 2003-08-31 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises 8 three blade wind turbines. Approximate Grid Reference: 529589, 308407


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ID	Distance	Direction	Details	
14	5-6 km	SW	<p>Site Name: French Farm, French Drove, Thorney, Peterborough, Cambridgeshire, PE6 0PQ</p> <p>Planning Application Reference: APP/J0540/V/14/2220136</p> <p>Type of Project: Wind Farm</p>	<p>Application Date: 2015-09-21</p> <p>Planning Stage: Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of four additional wind turbines to a maximum height of 100 metres (to vertical blade tip) with ancillary infrastructure including temporary construction compound, access tracks and crane hardstandings.</p> <p>Approximate Grid Reference: 528388, 309240</p>
16	5-6 km	E	<p>Site Name: Treading Wind Farm, Treading Field Treading Drain, Tydd St. Giles, Wisbech, Cambridgeshire, PE13</p> <p>Planning Application Reference: H19-0081-11</p> <p>Type of Project: 6 Wind Turbines</p>	<p>Application Date: 2011-02-09</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 6 wind turbines each having a capacity up to 3MW (maximum height to tip 126.0 metres, hub height 80.0 metres), a 80.0 metre high permanent meteorological mast, substation, external transformers, temporary construction com</p> <p>Approximate Grid Reference: 539303, 313019</p>
17	6-7 km	SW	<p>Site Name: French Farm, French Drove, Peterborough, Thorney, Cambridgeshire, PE6 0PQ</p> <p>Planning Application Reference: 08/01365/FUL</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2009-01-11</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 2 wind turbines with control building and ancillary works.</p> <p>Approximate Grid Reference: 528538, 308412</p>
18	6-7 km	SE	<p>Site Name: Essex Farm 235 Main Road, Parson Drove, Wisbech, Cambridgeshire, PE13 4LF</p> <p>Planning Application Reference: F/YR12/0235/F</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-03-22</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of two 14.97 high (hub height) wind turbines.</p> <p>Approximate Grid Reference: 538507, 308928</p>
20	6-7 km	S	<p>Site Name: Nuts Grove Farm, Scolding Drove, Nuts Grove, Thorney, Peterborough, Peterborough, Cambridgeshire, PE6 0TP</p> <p>Planning Application Reference: 06/01051/FUL</p> <p>Type of Project: 7 Wind Turbines</p>	<p>Application Date: 2006-07-30</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises construction of seven wind turbines with associated tracks, crane hardstandings, anemometry mast, underground cables and switchgear house.</p> <p>Approximate Grid Reference: 532821, 305779</p>



ID	Distance	Direction	Details	
22	7-8 km	SE	<p>Site Name: Southfork Farm Seadyke Bank, Wisbech St. Mary, Wisbech, Parson Drove, Cambridgeshire, PE13 4SD</p> <p>Planning Application Reference: F/YR12/0172/F</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2012-03-05</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 3, 14.97 metre high (hub height) wind turbines with associated works.</p> <p>Approximate Grid Reference: 538928, 307579</p>
23	7-8 km	SE	<p>Site Name: Southfork Farm Seadyke Bank, Wisbech St. Mary, Wisbech, Cambridgeshire, PE13 4SD</p> <p>Planning Application Reference: F/YR12/0672/F</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2012-08-30</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of 3no 14.97 metre high (hub height) wind turbines with associated works.</p> <p>Approximate Grid Reference: 538928, 307579</p>
24	7-8 km	SW	<p>Site Name: French Drove, Gold Dike, Peterborough, Peterborough, Cambridgeshire, PE6 0PF</p> <p>Planning Application Reference: 02/01869FUL</p> <p>Type of Project: Wind Farm</p>	<p>Application Date: 2004-01-11</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises 12 wind turbines.</p> <p>Approximate Grid Reference: 527112, 307856</p>
25	7-8 km	E	<p>Site Name: Land West Of Old Wood Yard Birds Drove, Gorefield, Wisbech, Cambridgeshire, PE13 4NU</p> <p>Planning Application Reference: F/YR12/0469/F</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-06-15</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of a two micro scale wind turbines (14.97m to hub, 5.5m diameter blades).</p> <p>Approximate Grid Reference: 540910, 310245</p>
26	8-9 km	S	<p>Site Name: Little Knarr Forge Wisbech Road, Thorney, Peterborough, Cambridgeshire, PE6 0TS</p> <p>Planning Application Reference: 11/01799/FUL</p> <p>Type of Project: 2 Wind Generators</p>	<p>Application Date: 2011-11-10</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of two small scale wind generators, 17.6m to blade tip - (14.97m to hub, 5.5m diameter blades).</p> <p>Approximate Grid Reference: 533820, 304038</p>
27	8-9 km	S	<p>Site Name: Little Knarr Forge Wisbech Road, Thorney, Peterborough, Cambridgeshire, PE6 0TS</p> <p>Planning Application Reference: 12/01253/FUL</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-08-09</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of two micro scale wind turbines (14.97m to hub, 5.6m diameter blades).</p> <p>Approximate Grid Reference: 533820, 304038</p>



ID	Distance	Direction	Details	
28	9-10 km	E	<p>Site Name: Street Record Fendyke Lane, Leverington, Wisbech, Cambridgeshire, PE13 5J</p> <p>Planning Application Reference: F/YR11/0791/F</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2011-10-06</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of three 15.0 metre high (hub height) wind turbines.</p> <p>Approximate Grid Reference: 542678, 311498</p>
29	9-10 km	NW	<p>Site Name: West View Farm, 475 Broadgate, Weston Hills, Spalding, South Holland, Lincolnshire, PE12 6DB</p> <p>Planning Application Reference: H22-0660-13</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2013-07-29</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of 2 small wind turbines (evance r9000) on 15 metre towers.</p> <p>Approximate Grid Reference: 528204, 321027</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	638 m	S	<p>Site Name: Grove House Mill Lane, Gedney Hill, Spalding, Lincolnshire, PE12 0PW</p> <p>Planning Application Reference: H05-0433-10</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2010-07-14</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of domestic wind turbine.</p> <p>Approximate Grid Reference: 533344, 311678</p>


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ID	Distance	Direction	Details	
2	638 m	S	Site Name: Grove House Mill Lane, Gedney Hill, Spalding, Lincolnshire, PE12 0PW Planning Application Reference: H05-0433-10 Type of Project: Wind Turbine	Application Date: 2010-07-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of domestic wind turbine. Approximate Grid Reference: 533344, 311678
3	673 m	S	Site Name: Millfield Nursery Mill Lane, Gedney Hill, Spalding, Lincolnshire, PE12 0PW Planning Application Reference: H07-0687-11 Type of Project: Wind Turbine	Application Date: 2011-09-08 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 11kw wind turbine. Approximate Grid Reference: 533438, 311647
5	1-2 km	E	Site Name: Virginia House 87 Mole Drove, Gedney Hill, Spalding, Lincolnshire, PE12 0PA Planning Application Reference: H07-1007-11 Type of Project: Wind Turbine	Application Date: 2011-12-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 10kW Wind Turbine Approximate Grid Reference: 534560, 311926
7	4-5 km	W	Site Name: Lodale Dowsdale, Crowland, Peterborough, Cambridgeshire, PE6 0NF Planning Application Reference: H23-0898-11 Type of Project: Wind Turbine	Application Date: 2011-11-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of single small scale wind turbine 14.97m to hub, 5.5 diameter blades. Approximate Grid Reference: 529165, 311039
8	4-5 km	SW	Site Name: Silver Birch Farm, Coronation, Dowsdale Bank, Dowsdale, Crowland, Peterborough, South Holland, Cambridgeshire, PE6 0NF Planning Application Reference: H23-0587-13 Type of Project: Wind Turbine	Application Date: 2013-07-04 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of one micro scale wind turbine (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 529084, 310417

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.


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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	
4	972 m	N	Land off Holbeach Drove Gate, Holbeach Drove, Spalding	Applicant name: G Sly Holdings Ltd. c/o Robert Doughty Consultancy Ltd 32 High Street Helpringham Sleaford NG34 0RA Application Status: No Details Application Date: 31/05/2023 Application Number: H09-0501-23	Erection of Agricultural Machinery Assembly Facility, Research and Training Facility, Ground Mounted Solar Array and Associated Infrastructure
9	4-5 km	E	Land East of Guanockgate Road, Sutton St Edmund, Spalding, Lincolnshire, PE13 4PL	Applicant name: Mr Alex Ross Application Status: Undecided Application Date: 15/04/2024 Application Number: H19-0329-24	Temporary ground mounted solar photovoltaic (PV) farm with battery storage, substation and associated works.
10	4-5 km	E	Land At Treading Field Treading Drain Tydd St Giles Cambridgeshire, near PE13 5NL	Applicant name: Mr Harman Sond Application Status: Pending consideration Application Date: 20/09/2022 Application Number: F/YR22/1070/SC	Screening Opinion: Installation of a solar farm
11	4-5 km	E	Land At Treading Field, Treading Drain, Tydd St Giles, Cambridgeshire, PE13 4PL	Applicant name: Mr Alex Ross Application Status: Full Planning Permission Application Date: 30/05/2024 Application Number: F/YR24/0457/F	Installation of 49.9MW ground mounted solar photovoltaic panels with associated battery storage, substation and ancillary plant and infrastructure, and erection of 2.0m high (max height) security fencing and 3.0m high pole mounted CCTV cameras
12	4-5 km	S	Land Near Nuts Grove Farm, Scolding Drove, Thorney, Peterborough, PE6 0TP	Applicant name: Cambridge Power Application Status: Awaiting Decision Application Date: 11/11/2021 Application Number: 21/00017/SCREEN	Installation of ground mounted solar array, battery energy storage system and electric vehicle charging station

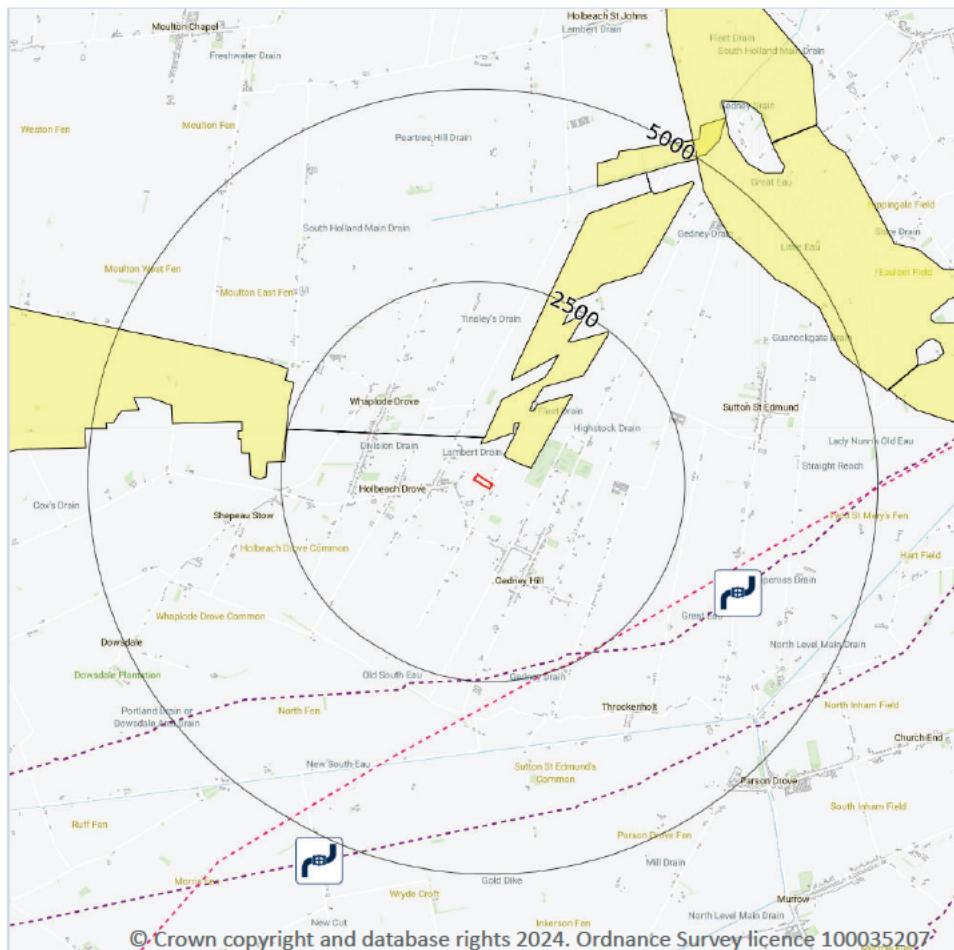
The data is sourced from public registers of planning information and is updated every two weeks.


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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
387 m	NE	Operator: Meridian Solar Farm Ltd Site Name: Meridian Solar Farm Stage: Pre application	Meridian Solar Farm will comprise the construction, operation, maintenance and decommissioning of a solar photovoltaic (PV) and electrical battery storage generating facility with a generation capacity of up to 750MW. This will include the associated development and infrastructure required to facilitate a connection to the National Grid.



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Distance	Direction	Details	Summary
4-5 km	NE	Operator: National Grid Electricity Transmission Site Name: Grimsby to Walpole Stage: Pre application	The project will be a new c140km long 400kv overhead line and 5 new substations stretching from a new substation to the west of Grimsby in the north to a new substation at Walpole near Wisbech in the south. Three further substations will be built, two to the south west of Mablethorpe and one to the north east of Spalding.

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 - infrastructure.planninginspectorate.gov.uk/projects/.


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Planning summary



Planning Applications

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

Large Developments

2 searched to 750m

Please see [page 29](#) > for details of the proposed developments.

Small Developments

3 searched to 500m

Please see [page 30](#) > for details of the proposed developments.

House extensions or new builds

11 searched to 250m

Please see [page 30](#) > for details of the proposed developments.

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

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 39](#) >.



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



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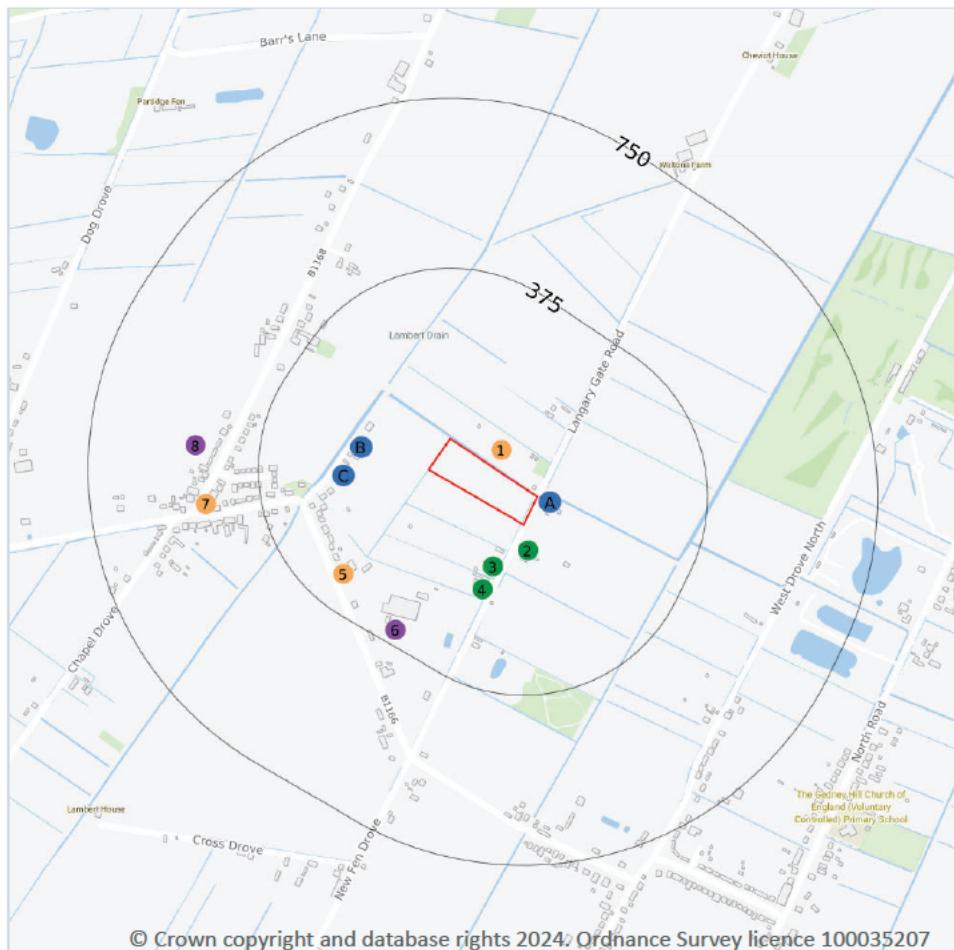
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Planning Applications



— Site Outline
 Search buffers in metres (m)

- Grouped applications
- 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

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

ID	Details	Description	Online record
ID: 6 Distance: 343 m Direction: SW Accuracy: Proximity	Application reference: H05-0396-17 Application date: 21/04/2017 Council: South Holland Accuracy: Proximity	Address: Kingfisher Nurseries, Long Lane, Gedney Hill, Spalding, Lincolnshire, PE12 0PP Project: Garden Centre/Agricultural Packhouse Building Last known status: Detailed plans have been granted.	Link ↗


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ID	Details	Description	Online record
ID: 8 Distance: 517 m Direction: W	Application reference: H09-0809-18 Application date: 10/08/2018 Council: South Holland Accuracy: Proximity	Address: Land off, Holbeach Drove Gate, Holbeach Drove, Spalding, Lincolnshire, PE12 0PX Project: 14 Houses Last known status: Outline approval has been refused.	Link ↗

Small projects searched to 500m

3 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: 1 Distance: 41 m Direction: NE	Application reference: H05-0239-19 Application date: 04/03/2019 Council: South Holland Accuracy: Proximity	Address: Land To The West Of Langary Ga, Gedney Hill, Spalding, Lincolnshire, PE12 0RY Project: Equestrian Last known status: Detailed plans have been granted.	Link ↗
ID: 5 Distance: 298 m Direction: SW	Application reference: H05-1016-18 Application date: 10/10/2018 Council: South Holland Accuracy: Proximity	Address: Long Lane Nurseries, Long Lane, Gedney Hill, Spalding, Lincolnshire, PE12 0PP Project: Glass House Last known status: Detailed plans have been granted.	Link ↗
ID: 7 Distance: 497 m Direction: W	Application reference: H09-1028-18 Application date: 11/10/2018 Council: South Holland Accuracy: Proximity	Address: Plot Junction, Main Road/Holbeach Drove Gate, Holbeach Drove, Spalding, Lincolnshire, PE12 0PX Project: Luxury House Last known status: The application for detail approval has been refused.	Link ↗

House extensions and small new builds searched to 250m

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

ID	Details	Description	Online record
ID: A Distance: 31 m Direction: E	Application reference: H05-0169-24 Application date: 26/02/2024 Council: South Holland Accuracy: Exact	Address: Waltons Farm Farm House, Langary Gate Road, Fleet Coy, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 0RU Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗


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ID	Details	Description	Online record
ID: A Distance: 31 m Direction: E	Application reference: H05-0855-19 Application date: 12/09/2019 Council: South Holland Accuracy: Exact	Address: Land Adj Woolie Farm, Langary Gate Road, Fleet Coy, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 0RU Project: House (Extension) Last known status: The application for detail approval has been refused.	Link ↗
ID: 2 Distance: 58 m Direction: SE	Application reference: H05-0781-20 Application date: 16/09/2020 Council: South Holland Accuracy: Exact	Address: Westwaize, Langary Gate Road, Fleet Coy, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 0RU Project: Garage Last known status: Detailed plans have been granted.	Link ↗
ID: 3 Distance: 115 m Direction: S	Application reference: H05-0220-15 Application date: 09/03/2015 Council: South Holland Accuracy: Exact	Address: Red Lodge, Fleet Coy, Langary Gate Road, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 0RU Project: House Last known status: Detailed plans have been granted.	Link ↗
ID: B Distance: 158 m Direction: W	Application reference: H05-0303-20 Application date: 06/04/2020 Council: South Holland Accuracy: Exact	Address: Land Adjacent: Ashtree Lodge, Lambert Bank, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 OPR Project: House Last known status: Detailed plans have been granted.	Link ↗
ID: B Distance: 158 m Direction: W	Application reference: H05-0563-19 Application date: 03/06/2019 Council: South Holland Accuracy: Exact	Address: Land Adj Ashtree Lodge, Long Lane, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 0PR Project: House (Outline) Last known status: Outline approval has been granted.	Link ↗
ID: 4 Distance: 171 m Direction: S	Application reference: H05-0686-22 Application date: 11/07/2022 Council: South Holland Accuracy: Exact	Address: Oak Lodge, Langary Gate Road, Fleet Coy, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 0RU Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link ↗
ID: B Distance: 178 m Direction: W	Application reference: H05-1007-17 Application date: 19/10/2017 Council: South Holland Accuracy: Exact	Address: Land Adjacent To Ashtree Lodge, Lambert Bank, Holbeach, Spalding, Lincolnshire, East Midlands, PE12 OPR Project: House Last known status: Detailed plans have been granted.	Link ↗
ID: C Distance: 188 m Direction: W	Application reference: H05-0338-16 Application date: 06/04/2016 Council: South Holland Accuracy: Exact	Address: Ash Tree Farm, Lambert Bank, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 OPR Project: 2 Houses (Conv) Last known status: The application for detail approval has been refused.	Link ↗



ID	Details	Description	Online record
ID: C Distance: 188 m Direction: W	Application reference: H05-0819-14 Application date: 30/09/2014 Council: South Holland Accuracy: Proximity	Address: Adjacent to Ashtree Lodge, Lambert Bank, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 0PR Project: House Last known status: The application for detail approval has been refused.	Link ↗
ID: C Distance: 189 m Direction: W	Application reference: H05-0754-16 Application date: 02/08/2016 Council: South Holland Accuracy: Exact	Address: Ash Tree Farm, Lambert Bank, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 0PR Project: House (Conversion) Last known status: The application for detail approval has been refused.	Link ↗


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Climate change / Flood risk (5 and 30 Years)

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

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

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

More information about our methodology and limitations is available here:

knowledge.groundsure.com/methodologies-and-limitations ↗.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	40-80	40-80
Medium emissions	< 20	< 20	40-80	40-80
High emissions	< 20	< 20	40-80	40-80

This data is sourced from Ambient Risk Analytics.

Climate change / Ground stability (5 and 30 Years)

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

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

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

More information about our methodology and limitations is available here:



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<knowledge.groundsure.com/methodologies-and-limitations> ↗.

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

This data is sourced from the British Geological Survey



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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	Identified
Flood storage areas: part of floodplain	
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Identified
Flood defences	
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Radon	
Radon	Not identified
Mining features	
Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	Not identified
Surface features	Not identified
Underground mine workings	Not identified
Reported subsidence	Not identified
Mine waste tips	Not identified


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Mining features		Natural instability	
Secured features	Not identified	Landslides	Not identified
Licence boundaries	Not identified	National landslide database	Not identified
Researched mining	Not identified	Running sands	Identified
Mining Record Office plans	Not identified	Compressible deposits	Identified
BGS mine plans	Not identified	Collapsible deposits	Not identified
Mining records		Dissolution of soluble rocks	Not identified
BritPits	Not identified	Natural cavities	Not identified
Mineral Planning Areas	Not identified	Coastal Erosion	
Non-coal mining areas	Not identified	Complex cliffs	Not identified
Mining cavities	Not identified	Projections with intervention measures in place	Not identified
Coal mining areas	Not identified	Projections with no active intervention	Not identified
Brine areas	Not identified	Complex cliffs	Not identified
Gypsum areas	Not identified	Projections with active management or intervention measures in place	Not identified
Tin mining areas	Not identified	Projections with no active management plan or intervention	Not identified
Historical Features		Infilled land	
Non-coal mining	Not identified	Infilling from historical mapping	Not identified
Coal and associated mining	Not identified	Active landfill sites	Not identified
Industry associated with mining	Not identified	Historical landfill (from Environment Agency records)	Not identified
Geological features		Historical landfill (from Local Authority and historical mapping records)	Not identified
Artificial and made ground (10k)	Not identified	Sinkholes	
Linear features - mineral veins (10k)	Not identified	Reported recent incidents	Not identified
Artificial and made ground (50k)	Not identified	Recorded incidents (BGS)	Not identified
Linear features - mineral veins (50k)	Not identified	Recorded incidents (Stantec)	Not identified
Natural instability		Historical incidents	Not identified
Property shrink-swell assessment	Not identified		
Shrink-swell clays	Not identified		


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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 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified
Railway tunnels	Not identified
Active railway stations	Not identified
Historical railway infrastructure	Not identified
Abandoned railways	Not identified
London Underground and DLR lines	Not identified
London Underground and DLR stations	Not identified
Underground	Not identified
Underground stations	Not identified

Oil and gas

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

Wind and solar

Wind farms	Identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Not identified
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

Planning

Large projects searched to 750m	Identified
Small projects searched to 500m	Identified
House extensions and small new builds searched to 250m	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

Oil and gas

Oil or gas drilling well	Not identified
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Planning constraints

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

Climate change

Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified


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Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

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- a Trust with a net asset value of less than £3 million.

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

Complaints should be sent to:

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

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