

## 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<br>Beccles<br>Suffolk<br>NR34 9AS                               |
| Telephone |                  | 01502 719 731                                                                |
| Email     |                  | <a href="mailto:stuarthcarruthers@gmail.com">stuarthcarruthers@gmail.com</a> |

### 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 uses(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<br>(give details) |
|----------------------------------------------------------------|----------|--------------|------------|------------|-------------------------|
| <b>Proposed land use</b><br>(tick all that apply)              | √        |              |            |            |                         |
| <b>Current land use</b><br>(tick all that apply)               | √        |              |            |            | Equine                  |
| <b>Past land use – last 150 years</b><br>(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)<br>(please use category types from the previous table). | From | To | Land Use |
|-------------------------------------------------------------------------------------------------------------------------|------|----|----------|
|                                                                                                                         |      |    |          |
|                                                                                                                         |      |    |          |
|                                                                                                                         |      |    |          |

|                                                                                            |     |
|--------------------------------------------------------------------------------------------|-----|
| <b>What have the existing buildings onsite been used for?</b> (please state if applicable) | N/A |
|--------------------------------------------------------------------------------------------|-----|

|                                                                                                                                                                                                                        |                              |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|
| <b>Are any of these buildings constructed from suspected asbestos containing material?</b><br>(including cement sheets, gutters, drainpipes, lagging and insulation)                                                   | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| <b>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.</b> |                              |                                        |

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

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

|                                                                                                           |                  |
|-----------------------------------------------------------------------------------------------------------|------------------|
| <b>Provide details of any surface water present onsite</b> (including drains, ponds, streams and rivers). | Drainage ditches |
| <b>Provide details of any groundwater or surface water abstractions</b> (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](http://data.gov.uk) or contact the Council's Contaminated Land Officer.

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

## ADJACENT LAND USE

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

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

## PREVIOUS LAND CONTAMINATION REPORTS

|                                                                                    |                              |                                        |
|------------------------------------------------------------------------------------|------------------------------|----------------------------------------|
| <b>Have any land contamination reports previously been completed for the site?</b> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
|------------------------------------------------------------------------------------|------------------------------|----------------------------------------|

If 'Yes', please provide a copy of the land contamination report(s) to support your planning application.

## IMPORTED SOIL

|                                                                                                                                                           |                              |                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|
| <b>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?</b> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|

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


|                                                                                                                               |                              |                                        |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|
| <b>Based on the information you have provided in this form, do you think that contamination could be present at the site?</b> | 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.

Signed  ..... 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

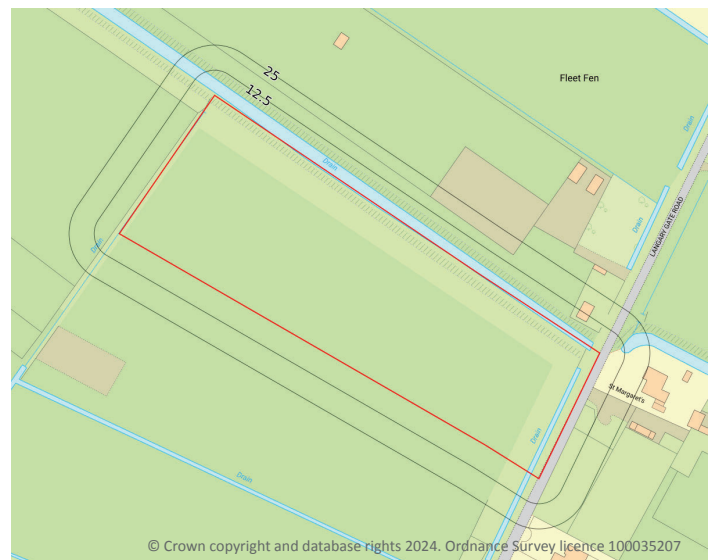
Negligible risk

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](mailto:info@sholland.gov.uk) ↗  
01775 761 161

Environment Agency National Customer  
Contact Centre (NCCC):  
[enquiries@environment-agency.gov.uk](mailto: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

#### 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](mailto: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



## 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



## 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 [infrastructure.planninginspectorate.gov.uk/projects/](https://infrastructure.planninginspectorate.gov.uk/projects/) ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found



## 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.

**E**    **5 years**  
**Moderate to high risk**

Highest impact ↑


 **Flooding**  
Flooding is expected to remain a risk over the next 5 years, please see assessment on [page 11 >](#)

Lowest impact ↓


 **Surface water flooding**  
Risk from surface water flooding is expected to increase over the next 5 years

**E**    **30 years**  
**Moderate to high risk**

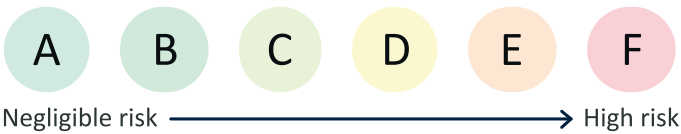
Highest impact ↑

 **Flooding**  
Flooding is expected to remain a risk over the next 30 years, please see assessment on [page 11 >](#)

Lowest impact ↓

 **Surface water flooding**  
Surface water flooding is expected to remain a risk over the next 30 years

### 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.



## 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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Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com) ↗  
01273 257 755

Ref: GS-9582842  
Your ref: pe12 Oru  
Grid ref: 533287 312389

## 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.



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.

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



## 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.

|                                      |               |
|--------------------------------------|---------------|
| <b>Contaminated Land Liability</b>   | <b>Passed</b> |
| <b>Past Land Use</b>                 | <b>Passed</b> |
| <b>Waste and Landfill</b>            | <b>Passed</b> |
| <b>Current and Recent Industrial</b> | <b>Passed</b> |



### 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.

|                                   |                       |
|-----------------------------------|-----------------------|
| <b>River and Coastal Flooding</b> | <b>Medium</b>         |
| <b>Groundwater Flooding</b>       | <b>Negligible</b>     |
| <b>Surface Water Flooding</b>     | <b>Low</b>            |
| <b>Past Flooding</b>              | <b>Not identified</b> |
| <b>Flood Storage Areas</b>        | <b>Not identified</b> |

**FloodScore™ insurance rating**

**Very High**

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



### 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**

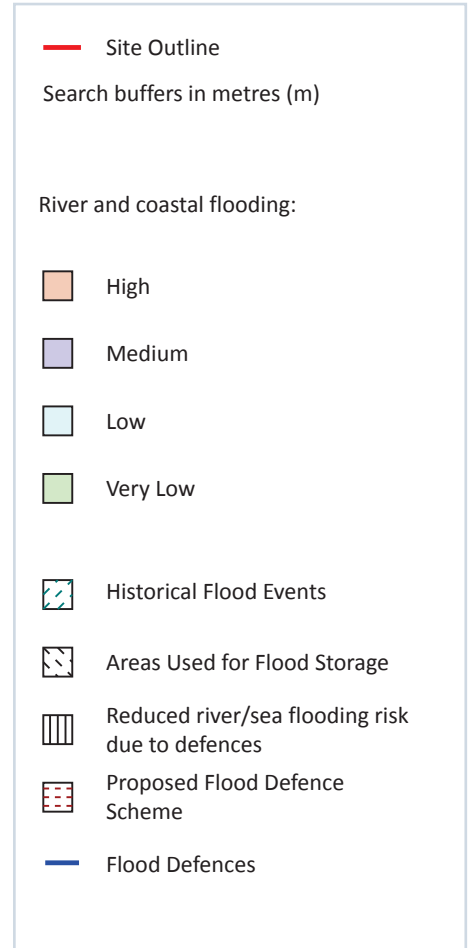
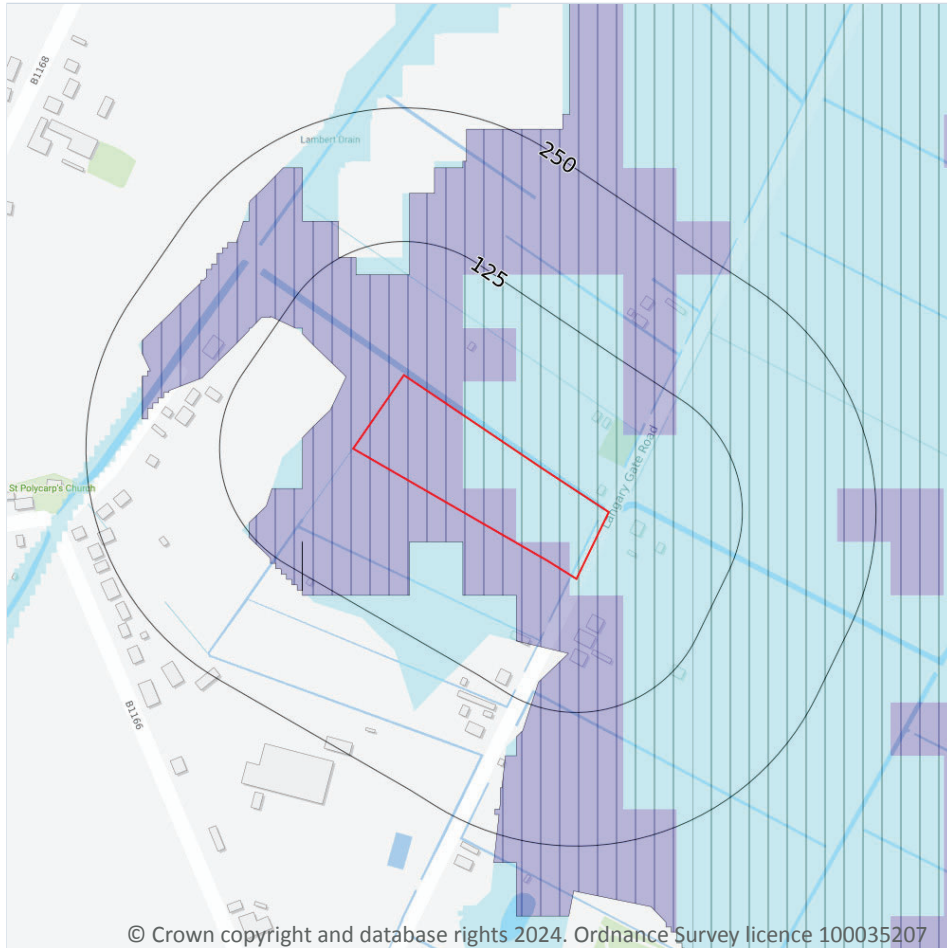


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## Flooding / Risk of flooding from rivers and the sea



### 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/](http://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.

## 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.**



## Non-coal mining summary



### Mining records

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

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



### Historical features

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

|                                        |                |
|----------------------------------------|----------------|
| <b>Non-coal mining</b>                 | Not identified |
| <b>Coal and associated mining</b>      | Not identified |
| <b>Industry associated with mining</b> | 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.

|                                   |                |
|-----------------------------------|----------------|
| <b>Artificial and made ground</b> | Not identified |
| <b>Mineral veins</b>              | Not identified |



## 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)**

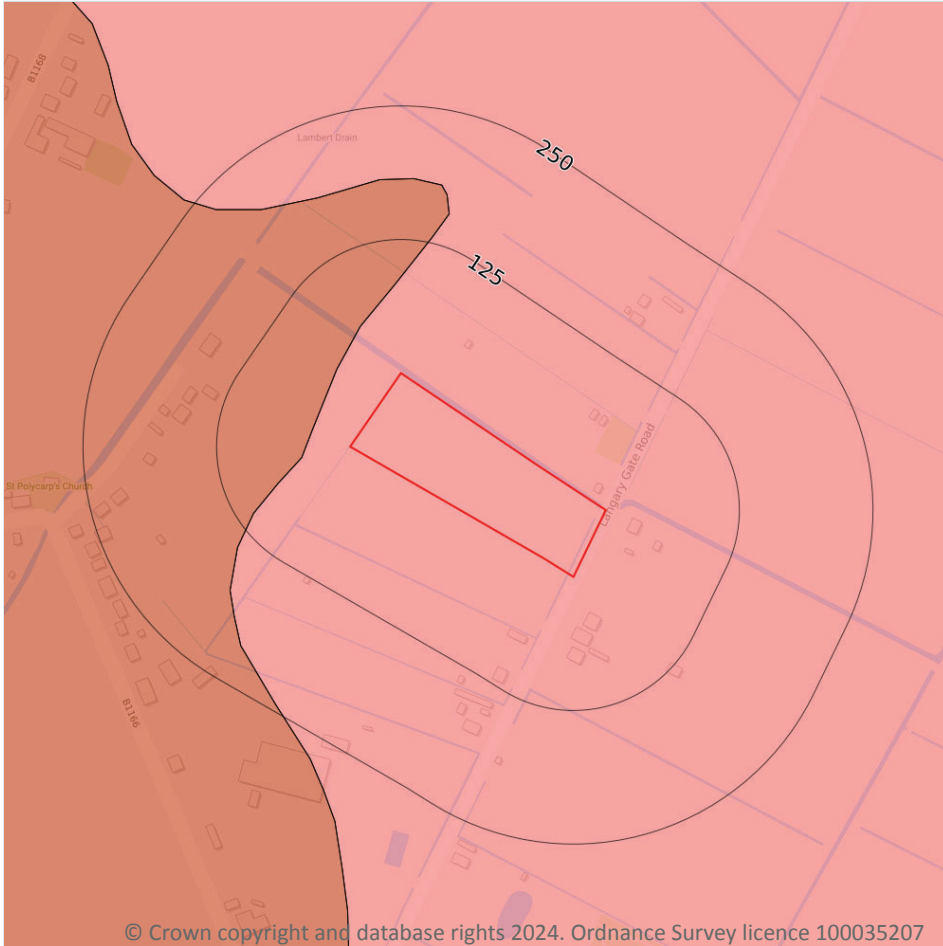
Not identified

**Historical incidents**

Not identified



## Ground stability / Running sands



**— Site Outline**

Search buffers in metres (m)

- Moderate
- High

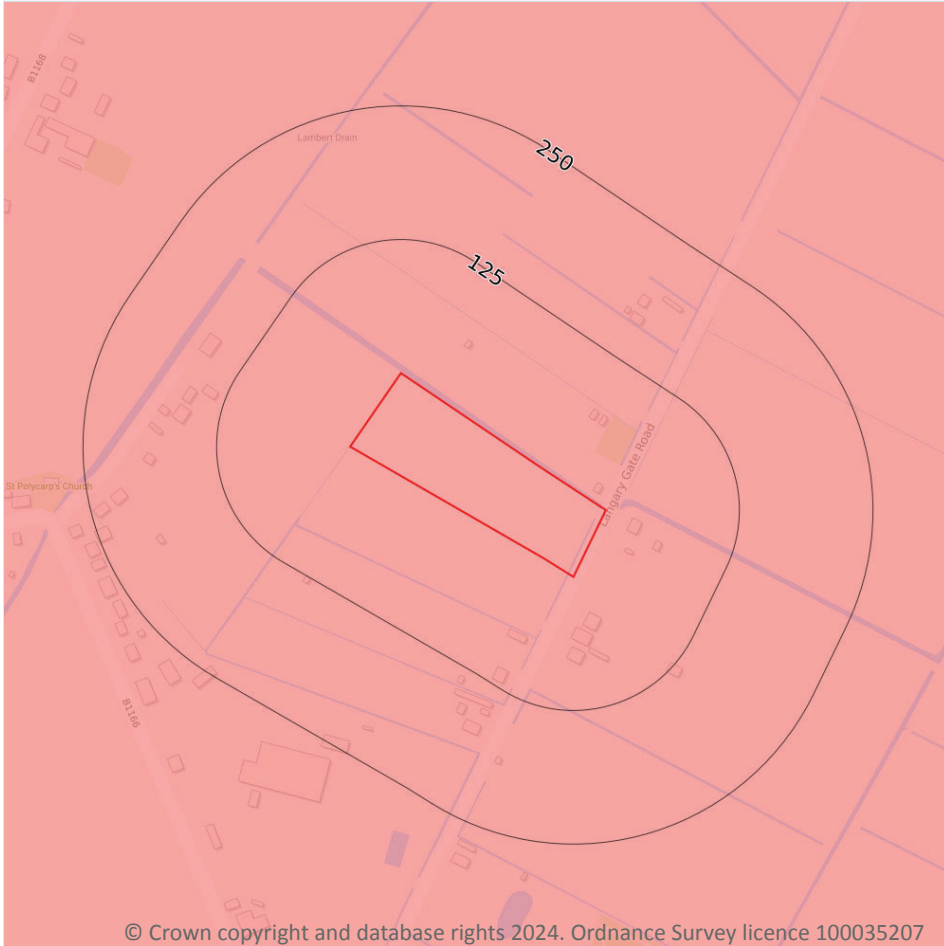
### Running sands

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.

**Ground stability / Compressible deposits**



— Site Outline

Search buffers in metres (m)

□ Moderate

□ High

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**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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01273 257 755

Ref: GS-9582842  
Your ref: pe12 Oru  
Grid ref: 533287 312389

## Transportation summary




### HS2

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

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

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



### Crossrail

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

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



### Other Railways

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

|                                        |                |
|----------------------------------------|----------------|
| <b>Active Railways and Tunnels</b>     | Not identified |
| <b>Historical Railways and Tunnels</b> | Not identified |
| <b>Railway and Tube Stations</b>       | Not identified |
| <b>Underground</b>                     | 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 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**

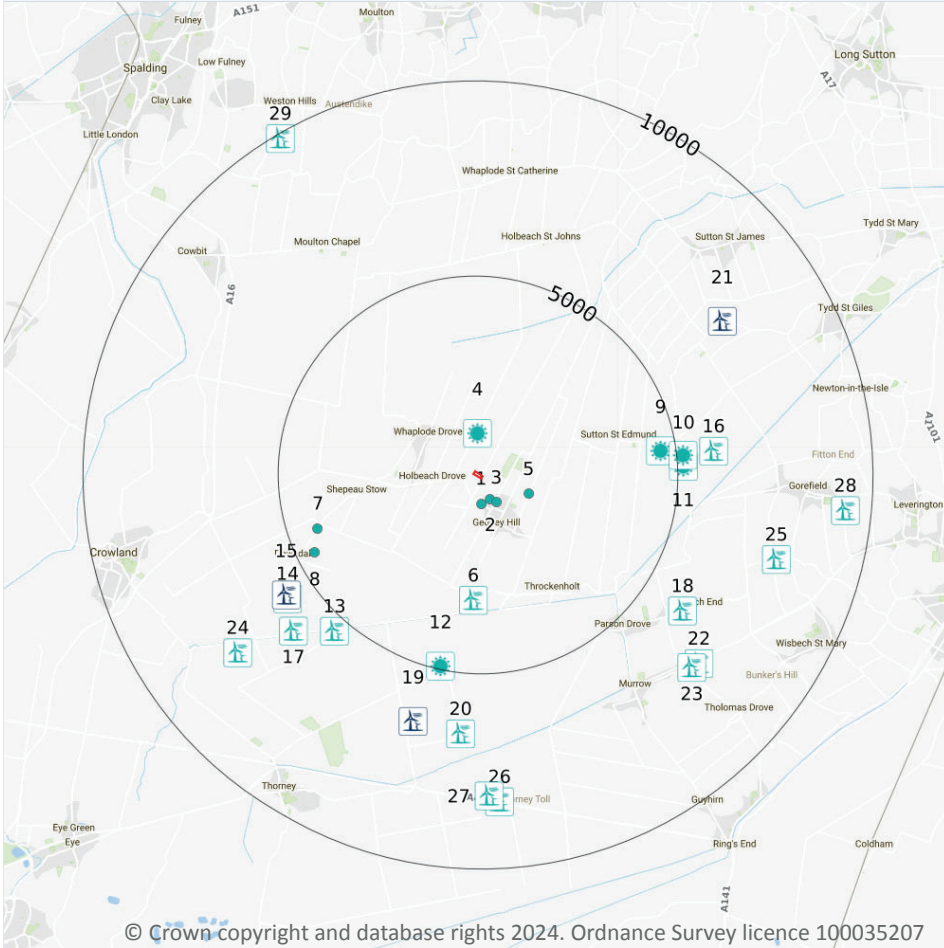
**Not identified**

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

| ID | Distance | Direction | Details                                                                                                                                                                                     |                                                                                                                                                             |
|----|----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19 | 6-7 km   | S         | Site Name: Wryde Croft (Resubmission),<br>between Crowland and Parson Drove,<br>Peterborough, East of England<br>Operator Developer: RES UK & Ireland Ltd<br>Status of Project: Operational | Type of project: Onshore<br>Number of Turbines: 13<br>Turbine Capacity: 1.8MW<br>Total project capacity: 23.4<br>Approximate Grid Reference: 531603, 306098 |
| 21 | 7-8 km   | NE        | Site Name: Nut Walk Farm, Bythorne Bank,<br>Tydd St Giles, East of England, PE13 5NN<br>Operator Developer: Urban Wind Ltd<br>Status of Project: Operational                                | Type of project: Onshore<br>Number of Turbines: 1<br>Turbine Capacity: 0.1MW<br>Total project capacity: 0.1<br>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,<br>Peterborough, Peterborough, Cambridgeshire,<br>PE6 0PH<br>Planning Application Reference: 07/01411/FUL<br>Type of Project: Wind Farm         | Application Date: 2004-06-24<br>Planning Stage: Plans Approved Detail Plans<br>Granted<br>Project Details: Scheme comprises 13 x 1.8MW<br>turbine wind farm. Includes balance of plant,<br>infrastructure and enabling works.<br>Approximate Grid Reference: 533147, 309199 |
| 13 | 5-6 km   | SW        | Site Name: Hangmans Corner, Green Drove,<br>Peterborough, Peterborough, Cambridgeshire,<br>PE6 0PJ<br>Planning Application Reference: 03/1247<br>Type of Project: 8 Wind Turbines | Application Date: 2003-08-31<br>Planning Stage: Early Planning Detail Plans<br>Refused<br>Project Details: Scheme comprises 8 three<br>blade wind turbines.<br>Approximate Grid Reference: 529589, 308407                                                                   |



| ID | Distance | Direction | Details                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|----------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14 | 5-6 km   | SW        | Site Name: French Farm, French Drove, Thorney, Peterborough, Cambridgeshire, PE6 OPQ<br>Planning Application Reference: APP/J0540/V/14/2220136<br>Type of Project: Wind Farm                           | Application Date: 2015-09-21<br>Planning Stage: Detail Plans Granted<br>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.<br>Approximate Grid Reference: 528388, 309240                                      |
| 16 | 5-6 km   | E         | Site Name: Treading Wind Farm, Treading Field Treading Drain, Tydd St. Giles, Wisbech, Cambridgeshire, PE13<br>Planning Application Reference: H19-0081-11<br>Type of Project: 6 Wind Turbines         | Application Date: 2011-02-09<br>Planning Stage: Early Planning Detail Plans Refused<br>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<br>Approximate Grid Reference: 539303, 313019 |
| 17 | 6-7 km   | SW        | Site Name: French Farm, French Drove, Peterborough, Thorney, Cambridgeshire, PE6 OPQ<br>Planning Application Reference: 08/01365/FUL<br>Type of Project: 2 Wind Turbines                               | Application Date: 2009-01-11<br>Planning Stage: Early Planning Detail Plans Refused<br>Project Details: Scheme comprises installation of 2 wind turbines with control building and ancillary works.<br>Approximate Grid Reference: 528538, 308412                                                                                                                                                                    |
| 18 | 6-7 km   | SE        | Site Name: Essex Farm 235 Main Road, Parson Drove, Wisbech, Cambridgeshire, PE13 4LF<br>Planning Application Reference: F/YR12/0235/F<br>Type of Project: 2 Wind Turbines                              | Application Date: 2012-03-22<br>Planning Stage: Early Planning Detail Plans Refused<br>Project Details: Scheme comprises construction of two 14.97 high (hub height) wind turbines.<br>Approximate Grid Reference: 538507, 308928                                                                                                                                                                                    |
| 20 | 6-7 km   | S         | Site Name: Nutsgrove Farm, Scolding Drove, Nutsgrove, Thorney, Peterborough, Peterborough, Cambridgeshire, PE6 OTP<br>Planning Application Reference: 06/01051/FUL<br>Type of Project: 7 Wind Turbines | Application Date: 2006-07-30<br>Planning Stage: Early Planning Detailed Plans Submitted<br>Project Details: Scheme comprises construction of seven wind turbines with associated tracks, crane hardstandings, anemometry mast, underground cables and switchgear house.<br>Approximate Grid Reference: 532821, 305779                                                                                                |



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



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

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         | Site Name: Grove House Mill Lane, Gedney Hill, Spalding, Lincolnshire, PE12 0PW<br>Planning Application Reference: H05-0433-10<br>Type of Project: Wind Turbine | Application Date: 2010-07-14<br>Planning Stage: Plans Approved Detail Plans Granted<br>Project Details: Scheme comprises construction of domestic wind turbine.<br>Approximate Grid Reference: 533344, 311678 |



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



## 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 Ora<br>Application Status: No Details<br>Application Date: 31/05/2023<br>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<br>Application Status: Undecided<br>Application Date: 15/04/2024<br>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<br>Application Status: Pending consideration<br>Application Date: 20/09/2022<br>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<br>Application Status: Full Planning Permission<br>Application Date: 30/05/2024<br>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 Nutsgrove Farm, Scolding Drove, Thorney, Peterborough, PE6 0TP          | Applicant name: Cambridge Power<br>Application Status: Awaiting Decision<br>Application Date: 11/11/2021<br>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.

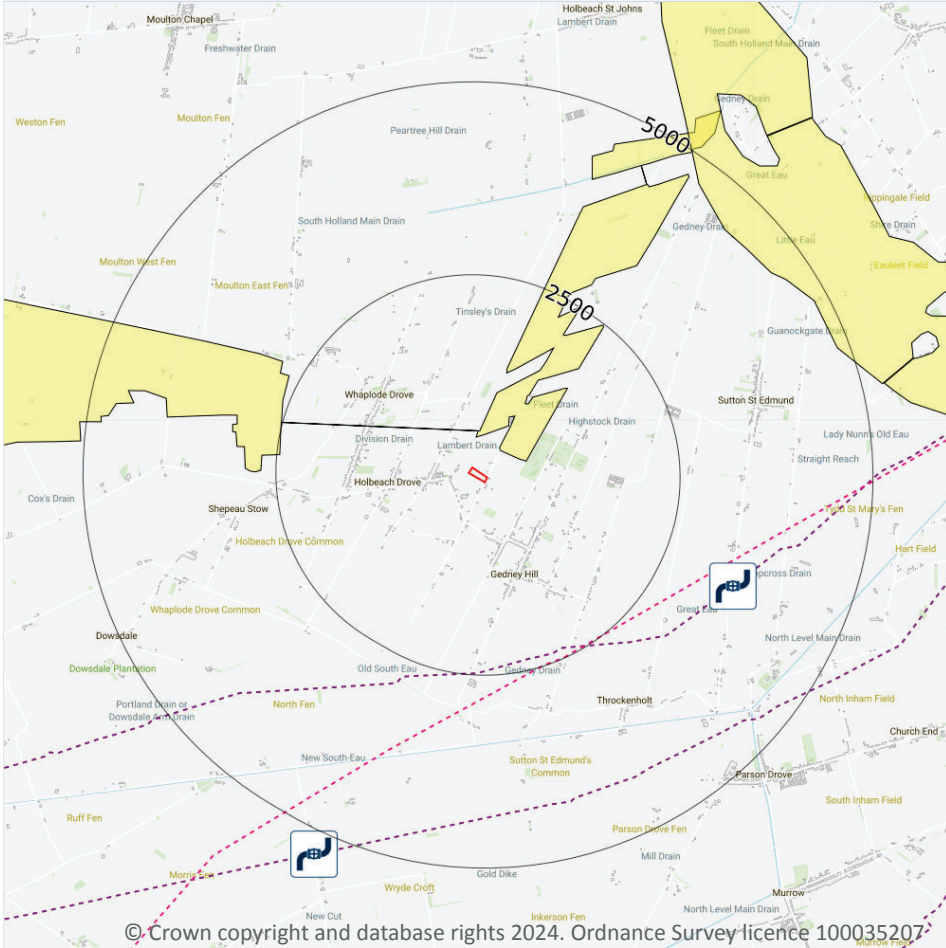


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 01273 257 755

Ref: GS-9582842  
 Your ref: pe12 Oru  
 Grid ref: 533287 312389

**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

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**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<br>Site Name: Meridian Solar Farm<br>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. |

| Distance | Direction | Details                                                                                                           | Summary                                                                                                                                                                                                                                                                                                                             |
|----------|-----------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4-5 km   | NE        | Operator: National Grid<br>Electricity Transmission<br>Site Name: Grimsby to<br>Walpole<br>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/](https://infrastructure.planninginspectorate.gov.uk/projects/) ↗.

## Planning summary



### Planning Applications

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

**2**

#### Large Developments

searched to 750m

Please see [page 29](#) > for details of the proposed developments.**3**

#### Small Developments

searched to 500m

Please see [page 30](#) > for details of the proposed developments.**11**

#### House extensions or new builds

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.

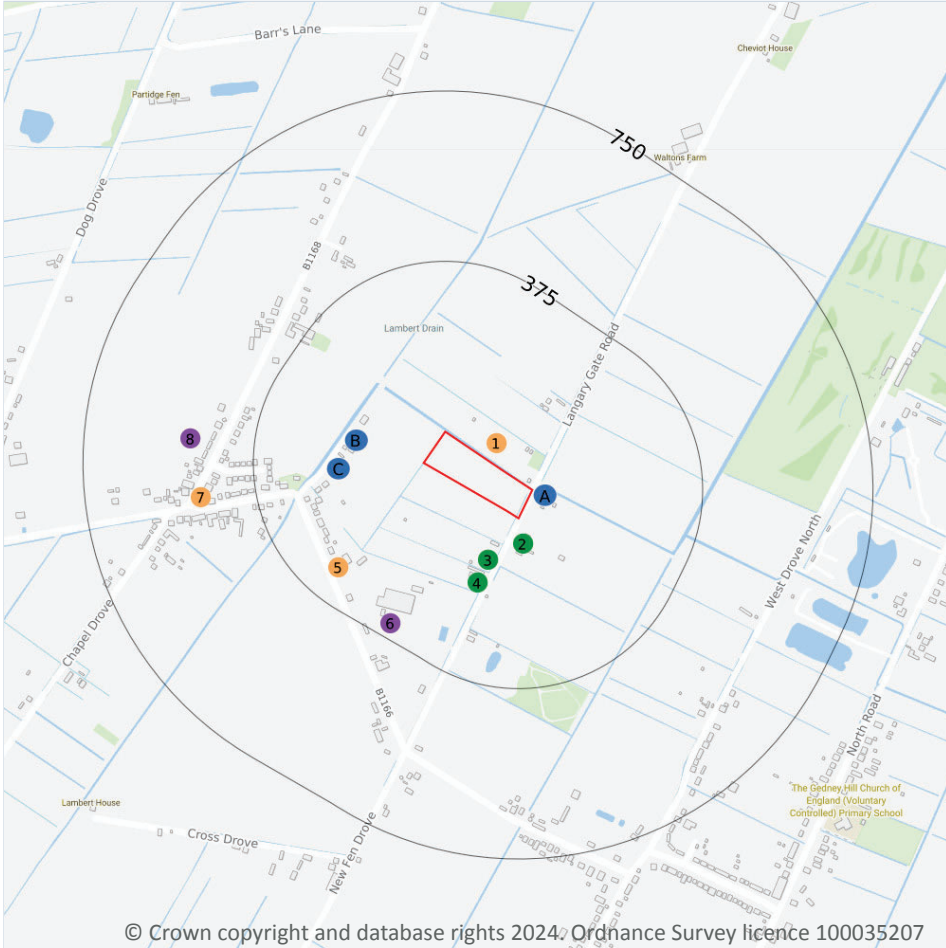
**Environmental Protected Areas** Not identified  
**Visual and Cultural Protected Areas** Not identified

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01273 257 755

Ref: GS-9582842  
Your ref: pe12 Oru  
Grid ref: 533287 312389

**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

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**Large projects searched to 750m**

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

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

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

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

## 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<br>Distance: 31 m<br>Direction: E | Application reference: H05-0169-24<br>Application date: 26/02/2024<br>Council: South Holland<br>Accuracy: Exact | Address: Waltons Farm Farm House, Langary Gate Road, Fleet Coy, Gedney Hill, Spalding, Lincolnshire, East Midlands, PE12 ORU<br>Project: House (Extension)<br>Last known status: Detailed plans have been granted. | <a href="#">Link ↗</a> |



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



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



## 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.

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

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

More information about our methodology and limitations is available here:  
[knowledge.groundsure.com/methodologies-and-limitations](https://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 Ambiental 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:



[knowledge.groundsure.com/methodologies-and-limitations](https://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



## Datasets searched

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

| Contaminated Land                                                     |                | Contaminated Land                                                        |                   |
|-----------------------------------------------------------------------|----------------|--------------------------------------------------------------------------|-------------------|
| Former industrial land use (1:10,560 and 1:10,000 scale)              | Not identified | Dangerous industrial substances (D.S.I. List 2)                          | Not identified    |
| Former tanks                                                          | Not identified | Pollution incidents                                                      | Not identified    |
| Former energy features                                                | Not identified | <b>Flooding</b>                                                          |                   |
| Former petrol stations                                                | Not identified | <b>Risk of flooding from rivers and the sea</b>                          | <b>Identified</b> |
| Former garages                                                        | Not identified | Flood storage areas: part of floodplain                                  | Not identified    |
| Former military land                                                  | Not identified | Historical flood areas                                                   | Not identified    |
| Former landfill (from Local Authority and historical mapping records) | Not identified | <b>Reduction in Risk of Flooding from Rivers and Sea due to Defences</b> |                   |
| Waste site no longer in use                                           | Not identified | Flood defences                                                           | Not identified    |
| Active or recent landfill                                             | Not identified | Proposed flood defences                                                  | Not identified    |
| Former landfill (from Environment Agency Records)                     | Not identified | Surface water flood risk                                                 | Not identified    |
| Active or recent licensed waste sites                                 | Not identified | Groundwater flooding                                                     | Not identified    |
| Recent industrial land uses                                           | Not identified | <b>Radon</b>                                                             |                   |
| Current or recent petrol stations                                     | Not identified | Radon                                                                    | Not identified    |
| Hazardous substance storage/usage                                     | Not identified | <b>Mining features</b>                                                   |                   |
| Sites designated as Contaminated Land                                 | Not identified | Mine entries                                                             | Not identified    |
| Historical licensed industrial activities                             | Not identified | Mineralised veins                                                        | Not identified    |
| Current or recent licensed industrial activities                      | Not identified | Surface workings                                                         | Not identified    |
| Local Authority licensed pollutant release                            | Not identified | Surface features                                                         | Not identified    |
| Pollutant release to surface waters                                   | Not identified | Underground mine workings                                                | Not identified    |
| Pollutant release to public sewer                                     | Not identified | Reported subsidence                                                      | Not identified    |
| Dangerous industrial substances (D.S.I. List 1)                       | Not identified | Mine waste tips                                                          | Not identified    |



## Mining features

|                            |                |
|----------------------------|----------------|
| Secured features           | Not identified |
| Licence boundaries         | Not identified |
| Researched mining          | Not identified |
| Mining Record Office plans | Not identified |
| BGS mine plans             | Not identified |

## Mining records

|                        |                |
|------------------------|----------------|
| 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

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

## 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 |

## Natural instability

|                                  |                |
|----------------------------------|----------------|
| Property shrink-swell assessment | Not identified |
| Shrink-swell clays               | Not identified |

## Natural instability

|                              |                   |
|------------------------------|-------------------|
| Landslides                   | Not identified    |
| National landslide database  | Not identified    |
| <b>Running sands</b>         | <b>Identified</b> |
| <b>Compressible deposits</b> | <b>Identified</b> |
| Collapsible deposits         | Not identified    |
| Dissolution of soluble rocks | Not identified    |
| Natural cavities             | Not identified    |

## Coastal Erosion

|                                                                      |                |
|----------------------------------------------------------------------|----------------|
| Complex cliffs                                                       | Not identified |
| Projections with intervention measures in place                      | Not identified |
| Projections with no active intervention                              | Not identified |
| Complex cliffs                                                       | Not identified |
| Projections with active management or intervention measures in place | Not identified |
| Projections with no active management plan or intervention           | Not identified |

## Infilled land

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

## Sinkholes

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



## Transportation

|                                          |                |
|------------------------------------------|----------------|
| HS2 route: nearest centre point of track | Not identified |
| HS2 route: nearest overground section    | Not identified |
| HS2 surface safeguarding                 | Not identified |
| HS2 subsurface safeguarding              | Not identified |
| HS2 Homeowner Payment Zone               | Not identified |
| HS2 Extended Homeowner Protection Zone   | Not identified |
| HS2 stations                             | Not identified |
| HS2 depots                               | Not identified |
| HS2 noise and visual assessment          | Not identified |
| 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

|                          |                |
|--------------------------|----------------|
| Oil or gas drilling well | 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

|                                         |                   |
|-----------------------------------------|-------------------|
| <b>Wind farms</b>                       | <b>Identified</b> |
| <b>Proposed wind farms</b>              | <b>Identified</b> |
| <b>Proposed wind turbines</b>           | <b>Identified</b> |
| Existing and agreed solar installations | Not identified    |
| <b>Proposed solar installations</b>     | <b>Identified</b> |

## Energy

|                                           |                   |
|-------------------------------------------|-------------------|
| Electricity transmission lines and pylons | Not identified    |
| National Grid energy infrastructure       | Not identified    |
| Power stations                            | Not identified    |
| Nuclear installations                     | Not identified    |
| <b>Large Energy Projects</b>              | <b>Identified</b> |

## Planning

|                                                               |                   |
|---------------------------------------------------------------|-------------------|
| <b>Large projects searched to 750m</b>                        | <b>Identified</b> |
| <b>Small projects searched to 500m</b>                        | <b>Identified</b> |
| <b>House extensions and small new builds searched to 250m</b> | <b>Identified</b> |

## 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 |



**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**

|                                          |                   |
|------------------------------------------|-------------------|
| <b>Flood risk (5 and 30 Years)</b>       | <b>Identified</b> |
| <b>Ground stability (5 and 30 Years)</b> | <b>Identified</b> |



## Methodologies and limitations

Groundsure's methodologies and limitations are available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

## Data providers

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