



Enviro All-in-One

Non-Residential Search Report

Thank you for placing your order with the Coal Authority Mining Reports team.

Please find enclosed the Coal Authority's Non-Residential CON29M and Groundsure Screening Report.

The icon below summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the report location. A fuller explanation of the condition and its potential to result in ground movement are given in the Coal Authority section of this report.



Coal mining

No

If you need any further assistance, please do not hesitate to contact our experts on 0345 762 6848 quoting the Coal Authority reference number.



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

**THE COAL AUTHORITY
200 LICHFIELD LANE
MANSFIELD
NOTTINGHAMSHIRE
NG18 4RG**

Our reference: **71003490624001**
Your reference:
Date of your enquiry: **25 January 2019**
Date we received your enquiry: **25 January 2019**
Date of issue: **25 January 2019**

This report is for the property described in the address below and the attached plan.

Non-Residential Enviro All-in-One - Off Coalfield

This report is based on and limited to the records held by, the Coal Authority, at the time we answer the search.

Coal mining	No
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Information from the Coal Authority

The property lies outside any defined coalfield area.

Additional Remarks

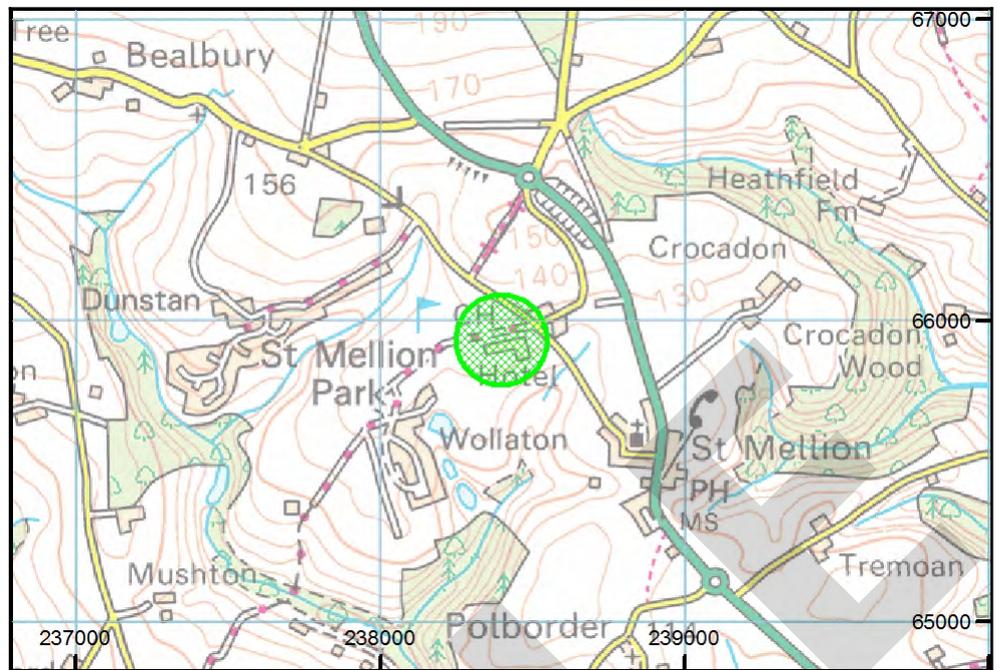
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Location map



Approximate position of property

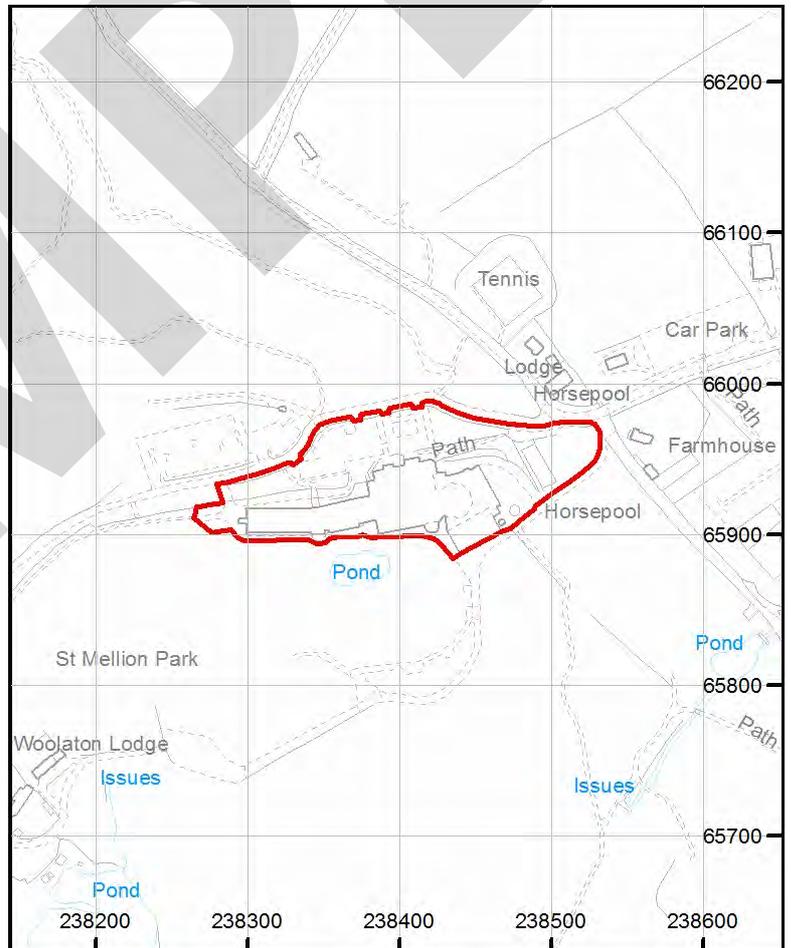


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

page 5



Flood Risk

Negligible

page 6

Consultant's guidance and recommendations inside.



Ground Stability

Identified

page 21



Radon

Identified

page 23



Energy

Identified

page 24



Planning Constraints

Identified

page 30



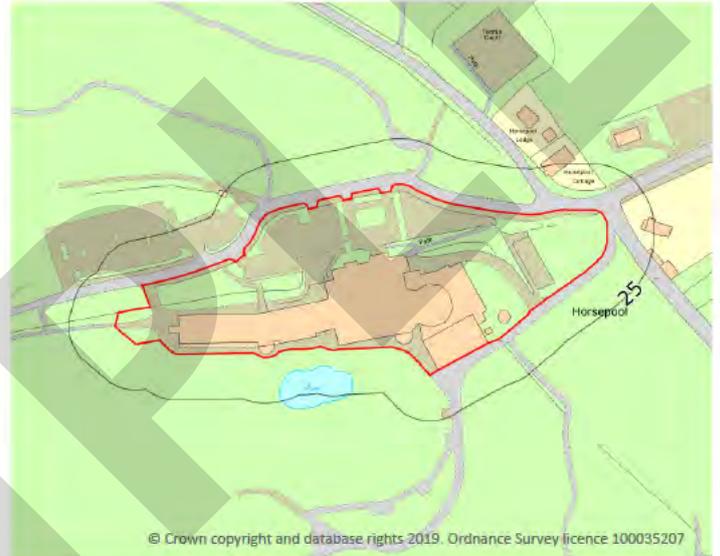
Transportation

Passed

page 8

A full assessment of transportation is available in other Groundsure searches, including the Groundsure Review. Contact Groundsure or your search provider for further details.

Site plan



Contaminated land liability

Statutory or 3rd party action

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

Unlikely

Banking security

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

Yes

Environmental liability

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

Unlikely

Overview of findings and recommendations

These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

We have searched a comprehensive library of information to determine the results within this report. We only provide maps and data tables when we have identified features within the search radius or we consider the results to be of note. A list of the other datasets that we have searched is provided for you in the back of this report.



Contaminated Land

None required.



Flood

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



Ground stability

Infilled land

The property is assessed to lie within 25m of an area of infilled land. Key recommended next steps:

- consider having a structural survey conducted by a Structural Surveyor to determine whether or not the property is affected. Note that any such structural survey will supersede the Groundsure report
- consider conducting a visual check at the property looking out for cracks and other signs of subsidence, however be aware recent redecoration of the property may mask signs
- consider contacting the relevant Local Authority to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including planting trees
- if structural surveys have not considered the potential effects of being built on a site like this, you may wish to contact the local Building Regulations Officer, Planning Department and if recently constructed, the site developers

- unless information is available confirming that suitable ground engineering techniques have been used to protect the property, it is recommended that you contact the Local Authority Planning department to confirm whether protective design measures were used during construction

Rn Radon

The property lies within a radon affected area, where at least 1% of properties are affected. Key recommended next steps:

- if the property is new build, you can check compliance on radon protection with the developer
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- See for example <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> for further information

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.

⚡ Energy

Solar

Existing or proposed solar installations have been identified within 5km of the property. Key recommended next steps:

- 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
- consider visiting the area in order more accurately to assess the impact this solar farm would have on the property

Wind

Existing or proposed wind installations have been identified within 5km. Key recommended next steps:

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



Planning constraints

Visual and cultural designations

The property lies within 50m of a visually or culturally protected site or area. Key recommended next steps:

- seek further guidance from the local planning department on any likely restrictions if considering any property development

SAMPLE

Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the guidance section on page 2 for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant.

Please see page 13 for details of the identified issues.

Past Land Use

Low

Waste and Landfill

Low

Current and Recent Industrial

Low-
Moderate

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used for commercial purposes.

Proposed land use

Groundsure has been advised that the property will continue to be used for commercial purposes.

Site land uses

Potentially contaminative current land uses of minor concern have been identified at the study site.

Surrounding area land uses

No potentially contaminative land uses have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, a pond in close proximity to the south of the site and the underlying Secondary A aquifer.

Conclusion

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

Environmental summary



Flood Risk

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

Further explanation of flood risk assessment can be seen here groundsure.com/understanding-flood-risk

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Negligible
JBA Floodability	Very Low
Past Flooding	Not Identified
Flood Storage Areas	Not Identified
NPPF Flood Risk Assessment required if site redeveloped?	Yes



Ground Stability

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

Please see page 21 for details of the identified issues.

Natural Ground Stability	Negligible-Very low
Non-Natural Ground Stability	Identified



Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 3% and 5%.

Please see page 23 for details of the identified issues.

In a radon affected area



Energy summary



Oil and Gas

No active or planned wells or extraction areas (such as fracking sites) identified near the property.

Oil and Gas Areas

Not Identified

Oil and Gas Wells

Not Identified



Wind and Solar

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

Wind

Identified

Solar

Identified

Please see the guidance section on page 2 for further advice. Additionally, see page 24 for details of the identified issues.



Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Not Identified

Energy Infrastructure

Not Identified

Projects

Not Identified

Transportation summary



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

If required, full details on these transportation features including a detailed location plan relative to the property are available in additional Groundsure searches. Please contact Groundsure or your preferred searches provider for details of the most appropriate report.

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.

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

Crossrail

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

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

Other Railways

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

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

Planning summary



Planning constraints

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

Please see page 30 for details of the identified issues.

Environmental Protected Areas	Not Identified
Visual and Cultural Protected Areas	Identified

Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issue are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1195+VAT, which includes a discount for current reporting.

Made ground and infilled land

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

Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

Recent aerial photograph



Capture Date: 15/05/2016

Site Area: 1.66ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	0
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from British Geological Survey records, 1973)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	1

Contaminated Land



Current and recent industrial



X Site Centre **—** Site Outline

-125-
-250- Search buffers in metres (m)

● Pollution incidents

Pollution incidents

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

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

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
1	55 m	W	31/01/2003	Category 3 (Minor)	Category 4 (No Impact)	Other General Biodegradable Material or Waste

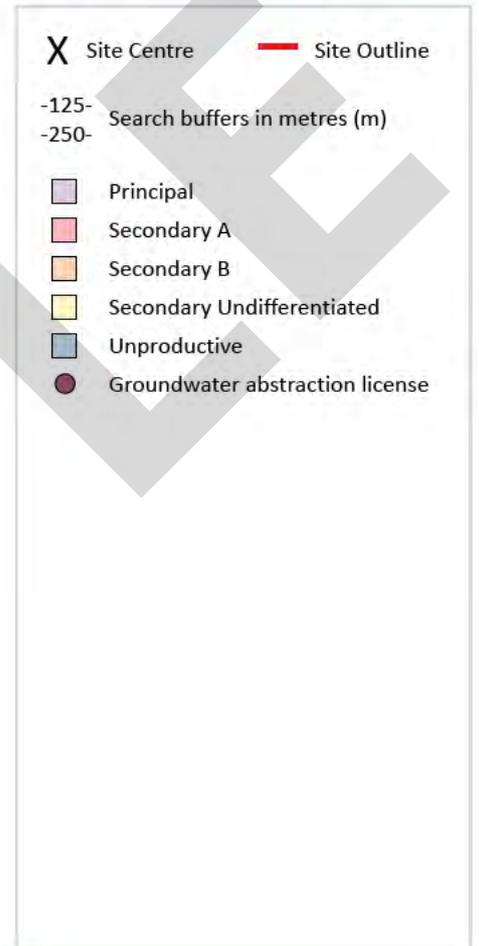
Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

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

SAMPLE

Bedrock hydrogeology



Aquifers within bedrock geology

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

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

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

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

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

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

Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

Distance	Direction	Designation
0	on site	Secondary A

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

Bedrock geology

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

Description	BGS LEX Code	Rock Type
ST MELLION FORMATION	SME-SDSM	SANDSTONE, SILTSTONE AND MUDSTONE

This data is sourced from British Geological Survey.

Hydrology



X Site Centre **—** Site Outline

-125-
-250- Search buffers in metres (m)

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

Type of watercourse:

- At ground level
- - - Underground
- ▬▬▬ Elevated

Water courses from Ordnance Survey

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

Distance	Direction	Details
159 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
160 m	SE	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

Distance	Direction	Details
166 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
167 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
177 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
187 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
193 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
194 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
201 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
203 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
230 m	S	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
248 m	S	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

Distance	Direction	Details
248 m	S	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flood



JBA Floodability Rating



The property has been rated as No Colour. No Colour indicates a very low level of flood hazard.

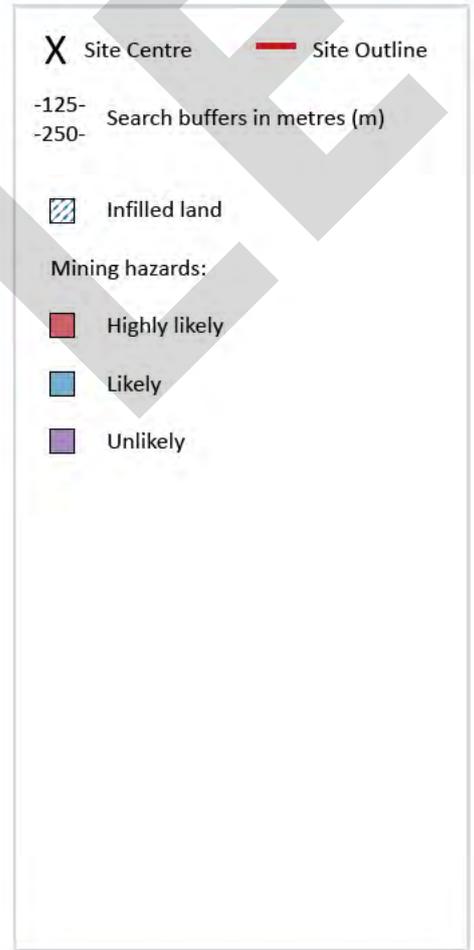
JBA's Floodability rating provides an indication of the likelihood of a property being flooded from river, coastal and/or surface water flood. It is based on a ground level model that does not contain buildings or infrastructure. The Floodability information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

Ground stability



Non-natural ground subsidence



Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see the guidance section on page 2 for further advice.

Distance	Direction	Use	Date
0	on site	Pool	1963
14 m	S	Pond	1988

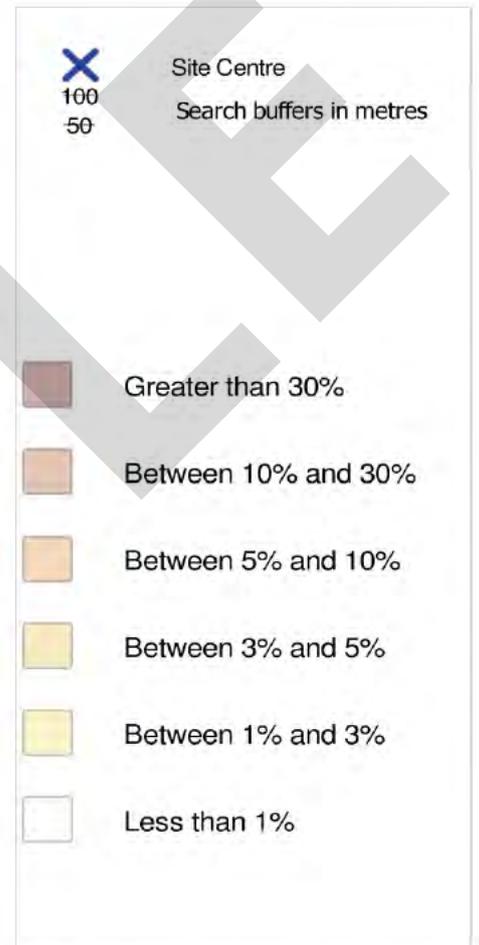
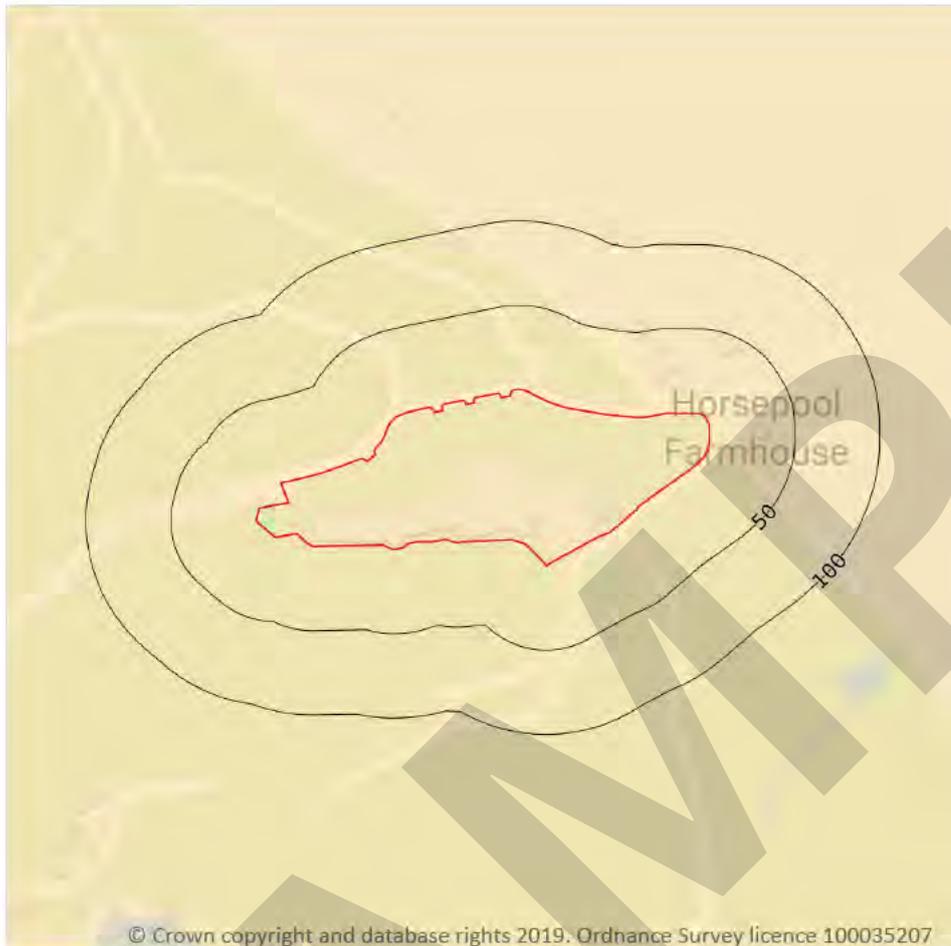
Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

SAMPLE

Radon



The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org. Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective.

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

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

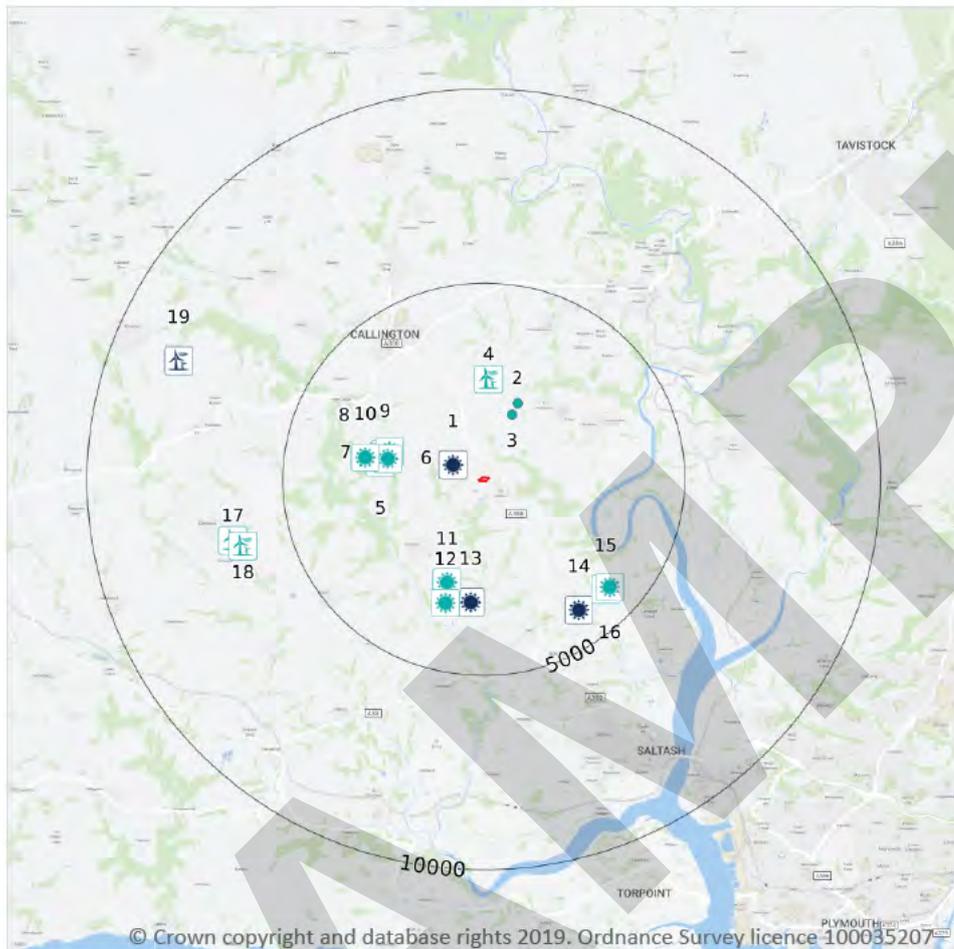
Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

Energy



Wind and solar



X Site Centre **—** Site Outline

-125-
-250-
Search buffers in metres (m)

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

Solar

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

Screening

Grid reference: 238404 065936
 Reference: 71003490624001
 Your reference: -

ID	Distance	Direction	Address	Details	
1	759 m	NW	Dunstan Lodge solar farm Land At Dunstan Lodge St Mellion Cornwall	Contractor: Bond Holdings Ltd LPA Name: Cornwall Council Capacity (MW): 8.5	Application Date: 20/05/2013 Pre Consent Status: Planning Permission Refused Post Consent Status: Application Refused Date Commenced: -
9	2-3 km	W	Newton Ferrers solar park Land In Newton Ferrers Callington Cornwall, PL17 7HS	Contractor: Gruene Energien LPA Name: Cornwall Council Capacity (MW): 19.5	Application Date: 07/05/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 29/03/2016
13	3-4 km	S	Howton Farm Howton Farm Pillaton Saltash Cornwall, PL12 6QY	Contractor: Low carbon Solar Partners LPA Name: Cornwall Council Capacity (MW): 4.4	Application Date: 14/01/2011 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 22/07/2011
14	4-5 km	SE	West Kingsmill Farm Solar Park West Kingsmill Farm Kingsmill Park Road From Leigh Lane To Kingsmill Lake And Farm Hatt Saltash Cornwall, PL12 6NB	Contractor: Inazin (previously Low carbon Solar Partners) LPA Name: Cornwall Council Capacity (MW): 1.6	Application Date: 17/02/2011 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2014

The solar installation data is supplied by Department of Energy and Climate Change (DECC) and updated on a monthly basis.

Proposed solar installations

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

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. See below for details of the proposals.

ID	Distance	Direction	Address	Details
5	2-3 km	W	Land East Newton Ferrers Blunts, Saltash, Cornwall	Applicant name: - Application Status: First amendment to planning permission Application Date: 28/01/2015 Application Number: PA15/00842

Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

ID	Distance	Direction	Address	Details
6	2-3 km	W	Land In Newton Ferrers Callington Cornwall,	Applicant name: Tenth Solar Project Ltd Application Status: Full application Application Date: 06/05/2014 Application Number: PA14/04185
7	2-3 km	W	Land In Newton Ferrers, Callington Cornwall, PL17 7HS	Applicant name: Gruene Energien Application Status: Screening Opinion Application Date: - Application Number: PA13/03359
8	2-3 km	W	Land East of Newton Ferrers, St. Mellion, Callington, Cornwall, PL17 7HS	Applicant name: Tenth Solar Project Ltd Application Status: Non Material Amendment Application Date: 23/08/2017 Application Number: PA17/08119
10	2-3 km	W	Land East Newton Ferrers, Blunts, Saltash, Cornwall	Applicant name: No Details Application Status: Third amendment to planning permission Application Date: 01/06/2015 Application Number: PA15/05182
11	2-3 km	S	Howton Contractors Ltd, Howton Farm, Pillaton, Saltash, PL12 6QY	Applicant name: No Details Application Status: Full - lifting condition Application Date: 22/04/2014 Application Number: PA14/03747
12	2-3 km	S	Howton Farm Pillaton Saltash Cornwall, PL12 6QY	Applicant name: Kala Ltd Application Status: First amendment to planning permission Application Date: 25/06/2014 Application Number: PA14/05955
15	4-5 km	SE	North Wayton Farm, Landulph, Saltash, Cornwall, PL12 6QQ	Applicant name: Kunowsky Energy Ltd Application Status: Application under Section 73 of TCP Act Application Date: 19/10/2015 Application Number: PA15/09723
16	4-5 km	SE	North Wayton Farm, Landulph, Saltash, Cornwall, PL12 6QQ	Applicant name: Kunowsky Energy Ltd Application Status: First amendment to planning permission Application Date: 13/07/2016 Application Number: PA16/06582

The data is sourced from the public register of planning information and is updated on a bi-weekly basis.

Wind

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	
19	8-9 km	W	Site Name: High Down, High Down, Redland, South West Operator Developer: REG Windpower Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 230608, 68986

This data is sourced from the UK Wind Energy Association (UKWED). Groundsure recommends further independent research with UKWED 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.

ID	Distance	Direction	Details	
4	2-3 km	N	Site Name: West Coombe Park, Ashton, Cornwall, Callington, Cornwall, PL17 8AG Planning Application Reference: PA13/03979 Type of Project: 2 Wind Turbines	Application Date: 2013-05-07 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 2 micro scale turbine (14.97m to hub, 5.6m diameter blades). Approximate Grid Reference: 238524, 68512
17	6-7 km	W	Site Name: Trecorme Barton, Quethiock, Liskeard, PL14 3SH Planning Application Reference: PA14/09612 Type of Project: 2 Wind Turbines	Application Date: 2014-10-08 Planning Stage: Detail Plans Refused Project Details: Scheme comprises Installation and operation of two small scale wind turbines with an overall tip height of 24.8 meters. Approximate Grid Reference: 231987, 64365

ID	Distance	Direction	Details
18	6-7 km	W	Site Name: Trecorme Barton, Quethiock, Cornwall, Liskeard, Cornwall, PL14 3SH Planning Application Reference: PA14/06403 Type of Project: 2 Wind Turbines

Application Date: 2014-07-08
 Planning Stage: Early Planning Detail Plans Withdrawn
 Project Details: Scheme comprises installation and operation of two small scale 11kw wind turbines on agricultural land at trecorme barton with an overall tip height 24.8m.
 Approximate Grid Reference: 231987, 64365

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.

ID	Distance	Direction	Details
2	2-3 km	N	Site Name: Lanoyce Nurseries, St. Dominick, Saltash, PL12 6TU Planning Application Reference: PA15/00484 Type of Project: Wind Turbine
3	2-3 km	N	Site Name: St. Dominick, Cornwall, Saltash, Cornwall, PL12 6TU Planning Application Reference: PA14/05502 Type of Project: Wind Turbine

Application Date: 2015-01-19
 Planning Stage: Detail Plans Refused
 Project Details: Scheme comprises Installation of 1 No small scale 50kW Endurance E-3120 wind turbine on a 23.6m monopole mast.
 Approximate Grid Reference: 239254, 67904

Application Date: 2014-06-12
 Planning Stage: Early Planning Detail Plans Withdrawn
 Project Details: Scheme comprises installation of 1 no small scale 50kw endurance e-3120 wind turbine on a 23.6m monopole mast.
 Approximate Grid Reference: 239254, 67904

Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

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.

SAMPLE

Planning constraints



X Site Centre **—** Site Outline

-125-
-250- Search buffers in metres (m)

- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Visual and Cultural Designations

Listed Buildings

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

Distance	Direction	Name	Grade	Listed building reference number	Listed date
27 m	E	Horsepool Farmhouse	II	1140804	26/11/1985
219 m	SW	Lower Wollaton	II	1140805	26/11/1985

Screening

Grid reference: 238404 065936
Reference: 71003490624001
Your reference: -

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

SAMPLE

Datasets searched but no features were found at this location

In addition to the results detailed in the maps and tables in this report, all of these datasets were also queried but did not reveal any results relevant to the site or surrounding area.

Contaminated Land

Former industrial land use (1:10,560 and 1:10,000 scale)
Former tanks
Former energy features
Former petrol stations
Former garages
Former military land
Former landfill (from British Geological Survey records, 1973)
Former landfill (from Local Authority and historical mapping records)
Waste site no longer in use
Active or recent landfill
Former landfill (from Environment Agency Records)
Active or recent licensed waste sites
Recent industrial land uses
Current or recent petrol stations
Dangerous or explosive sites
Hazardous substance storage/usage
Sites designated as Contaminated Land
Historical licensed industrial activities
Current or recent licensed industrial activities
Local Authority licensed pollutant release
Pollutant release to surface waters
Pollutant release to public sewer
Dangerous industrial substances (D.S.I. List 1)
Dangerous industrial substances (D.S.I. List 2)

Superficial hydrogeology

Aquifers within superficial geology
Superficial geology

Bedrock hydrogeology

Groundwater abstraction licences

Source Protection Zones and drinking water abstractions

Source Protection Zones
Source Protection Zones in confined aquifer
Drinking water abstraction licences

Hydrology

Surface water abstractions

Flood Risk

Risk of flooding from rivers and the sea
Flood storage areas: part of floodplain
Historical flood areas
Areas benefiting from flood defences
Flood defences
Proposed flood defences
Surface water flood risk
Groundwater flooding

Ground stability

Natural ground subsidence

Natural geological cavities
Coal mining
Non-coal mining
Mining cavities

Oil and Gas

Oil or gas drilling well
Proposed oil or gas drilling well
Licensed blocks
Potential future exploration areas

Energy Infrastructure

Electricity transmission lines and pylons
National Grid energy infrastructure
Power stations
Nuclear installations
Large Energy Projects

Planning constraints

Sites of Special Scientific Interest
Internationally important wetland sites (Ramsar Sites)
Special Areas of Conservation
Special Protection Areas (for birds)
National Nature Reserves
Local Nature Reserves
Designated Ancient Woodland
Green Belt
World Heritage Sites
Areas of Outstanding Natural Beauty
National Parks
Conservation Areas
Certificates of Immunity from Listing
Scheduled Monuments
Registered Parks and Gardens

Contaminated Land assessment methodology

Environmental risk framework

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

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990.

Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

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

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

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

Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

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

Pathways comprise:

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

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

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

Environmental risk assessment definitions

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

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

Low to Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

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

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

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

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

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

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

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

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

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

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

Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in

England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

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

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

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood information

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

Risk of flooding from rivers and the sea

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

Historic flood events

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

Surface water flooding

JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

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

Flood storage areas

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

Groundwater flooding

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

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- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
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