

8, ECCLES STREET, RAMSBOTTOM, BL0 9HQ

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

page 5



Flooding

Negligible

page 8

Consultant's guidance and recommendations inside.



Operational Environmental Risk

Low

page 5



Ground Stability

Identified

page 8



Radon

Passed



Energy

Identified

page 9



Transportation

Not identified



Planning Constraints

Identified

page 11

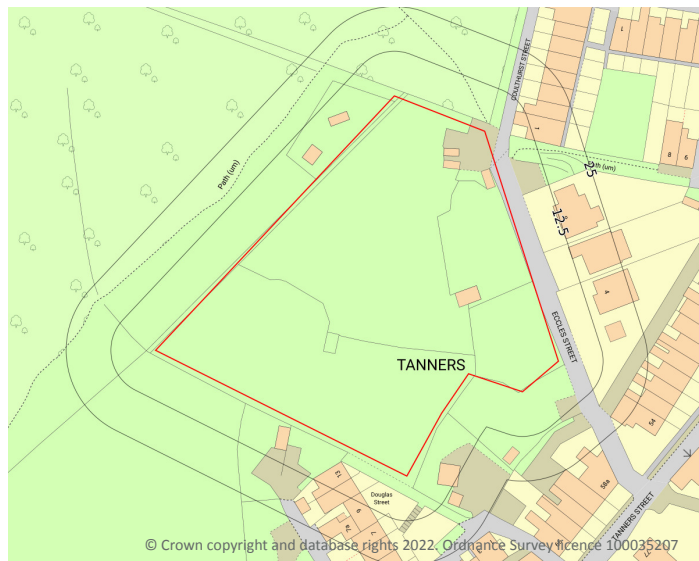


Planning Applications

Not selected

Written by: L Holford BSc (Hons)

Reviewed by: C Ortega MSc AEMA



Contaminated land liability

Banking security

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

Yes

Statutory or 3rd party action

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

Unlikely

Environmental liability

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

Unlikely

Useful contacts

Bury Metropolitan Borough Council:
<http://www.bury.gov.uk/>
info@bury.gov.uk
0161 253 5000

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

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 51**.



Contaminated Land

Groundsure has not identified any significant contaminated land issues at the site. As the site is to be redeveloped a Phase 1 Risk Assessment may be required, particularly if the re/development is for a highly sensitive end use (i.e. residential purposes). It is worth confirming this with the Planning Department at the Local Authority and if a Phase 1 assessment is necessary, we can undertake this work for you. For a quote, please contact Groundsure at projects@groundsure.com. This quotation would include a discount to reflect the data in the report already undertaken for the study area. As a guide, a standard Phase 1 assessment is priced at around £1245 + VAT including disbursements.



Flooding

National Planning Policy Framework (NPPF)

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





Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence. You should consider the following:

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

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

Next steps for consideration:

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Other considerations

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



Energy

Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.



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



Planning constraints

Environmental designations

The property lies within 250m of an environmentally protected site or area.

Next steps for consideration:

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

Visual and cultural designations

The property lies within 250m of a visually or culturally protected site or area.

Next steps for consideration:

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



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 **page 2** for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data. Please see **page 15** for details of the identified issues.

Past Land Use	Low-Moderate
Waste and Landfill	Low
Current and Recent Industrial	Low
Operational environmental risk	Low

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently a plot of undeveloped open space.

The site has been identified to comprise open vegetated land with an area of hardstanding area with three units situated in the northwest. In addition, a unit was noted in the east of the site.

Proposed land use

Groundsure has been advised that the property will be redeveloped for residential purposes.

Site location

The site lies within a residential area of Ramsbottom.

Surrounding area

North: Vegetated land.

South: Open land, residential properties with gardens and commercial premises.

East: Road with residential properties with gardens beyond.

West: Vegetated land.

Historical land use

On-site

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:

- **1850** - The site was comprised open land.
- **1850 - 1910** - No significant changes were observed.



- **1927 - 1929** - Two adjoining glass roof units had been constructed in the south of the site.
- **1938** - A unit had been constructed in the north of the site.
- **1938 - 1955** - No significant changes were observed.
- **1962** - The units had been removed and several units had been constructed across the east and centre of the site. The south of the site was labelled as an allotment gardens.
- **1978** - The majority of the units had been removed and multiple lock-up garages were noted in the northeast. Furthermore, a building was shown in the southeast of the site.
- **1989** - Three units in the north had been removed, and a unit had been constructed in the centre of the site. In addition, the southeast building had been removed.
- **1989 - 1992** - No significant changes were observed.
- **2005** - (Aerial Imagery) The site had been reconfigured to resemble the current layout.

Surrounding area

In addition, we have identified the following points of interest in proximity to the study site:

- **1891 - 1992** - Nursery adjacent to the north of the site.

Environmental permits and register entries

No Environmental Permits of concern have been identified on site or in proximity to the property. No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

Site setting and overall environmental sensitivity

The site is situated on the underlying geology comprising superficial till and glaciofluvial deposits underlain by bedrock layers of the Lower Haslingden Flags and the Rossendale Formation. Groundwater mapping indicates the superficial deposits to be classified as Secondary A and Secondary Undifferentiated aquifers and bedrock layers to be classified as a Secondary A aquifer.

Potentially vulnerable receptors have been identified including current and future site users, ground workers during redevelopment, residents of nearby dwellings with gardens, the underlying aquifers. In addition, the site is noted to lie within a Green Belt. Groundsure considers that the property has a high environmental sensitivity.

Operational environmental risk

Using recent mapping, aerial photography and the data in this report we consider the site to have a Low ongoing operational environmental risk.

As the site does not appear to be in current industrial use, there is unlikely to be a significant risk of Environmental Damage at the property. However, if you require an assessment of operational risk at the property, please contact Groundsure for further advice.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation, and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Environmental summary



Flooding

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 in the Flood information on **page 53**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Low
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview



Ground stability

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

Please see **page 27** for details of the identified issues.

Natural Ground Stability	Moderate-High
Non-Natural Ground Stability	Identified



Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

Not in a radon
affected area



Energy summary



Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see **page 2** for further advice. Additionally, see **page 28** for details of the identified issues.

Oil and gas areas

Oil and gas wells

Not identified

Identified



Wind and Solar

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

Please see **page 2** for further advice. Additionally, see **page 30** for details of the identified issues.

Planned Multiple Wind Turbines

Planned Single Wind Turbines

Existing Wind Turbines

Proposed Solar Farms

Existing Solar Farms

Identified

Identified

Identified

Identified

Not identified



Energy

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

Power stations

Energy Infrastructure

Projects

Not identified

Not identified

Not identified



Transportation summary



HS2

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

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

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



Crossrail

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

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



Other Railways

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 46** for details of the identified issues.

Environmental Protected Areas **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 issues 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 £1245+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.

Review

8, ECCLES STREET, RAMSBOTTOM,
BL0 9HQ

Ref: GS-8686042
Your ref: Eccles_Street_
Grid ref: 378606 416915

Recent aerial photograph



Aerial photography supplied by Getmapping PLC © Copyright Getmapping PLC 2022. All Rights Reserved

Capture Date: 23/05/2019

Site Area: 0.64ha

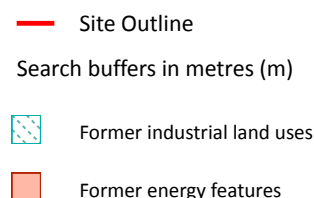
Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	4	0	23
Former tanks	0	0	0
Former energy features	0	0	3
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	1
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	1
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	0



Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Nursery	1908
0	on site	Nursery	1927
0	on site	Nursery	1948
0	on site	Nursery	1955
93 m	NW	Nursery	1980

Distance	Direction	Use	Date
115 m	NW	Unspecified Pit	1908
115 m	NW	Unspecified Pit	1927
115 m	NW	Unspecified Pit	1948
122 m	NW	Unspecified Pit	1955
125 m	NW	Unspecified Pit	1968
159 m	E	Refuse Heap	1891
180 m	NW	Unspecified Quarry	1908
180 m	NW	Unspecified Quarry	1927
180 m	NW	Unspecified Ground Workings	1948
186 m	NW	Unspecified Quarry	1955
186 m	NW	Unspecified Quarry	1968
189 m	NW	Unspecified Disused Quarry	1980
202 m	NE	Chimney	1968
223 m	NW	Unspecified Ground Workings	1908
223 m	NW	Unspecified Ground Workings	1927
223 m	NW	Unspecified Ground Workings	1948
231 m	NW	Unspecified Ground Workings	1955
232 m	NE	Disused Corn Mill	1955
249 m	NE	Unspecified Mill	1891
249 m	NE	Unspecified Mill	1908
249 m	NE	Unspecified Mill	1927
249 m	NE	Cotton Mill	1948

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

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

Please see **page 2** for further advice.



Review

8, ECCLES STREET, RAMSBOTTOM,
BL0 9HQ

Ref: GS-8686042
Your ref: Eccles_Street_
Grid ref: 378606 416915

Distance	Direction	Use	Date
141 m	E	Electricity Substation	1978
141 m	E	Electricity Substation	1992
142 m	E	Electricity Substation	1989

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Former Landfill (EA records)

Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see **page 2** for further advice.

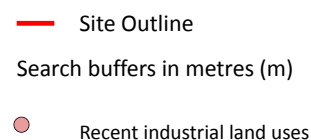
Review

8, ECCLES STREET, RAMSBOTTOM,
BL0 9HQ

Ref: GS-8686042
Your ref: Eccles_Street_
Grid ref: 378606 416915

Distance	Direction	Details		
246 m	NW	Site Address: Higher Barn Farm, Off Helmshore Road, Ramsbottom, Greater Manchester Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: 31/12/1983 Last Input: - Control Measures: -

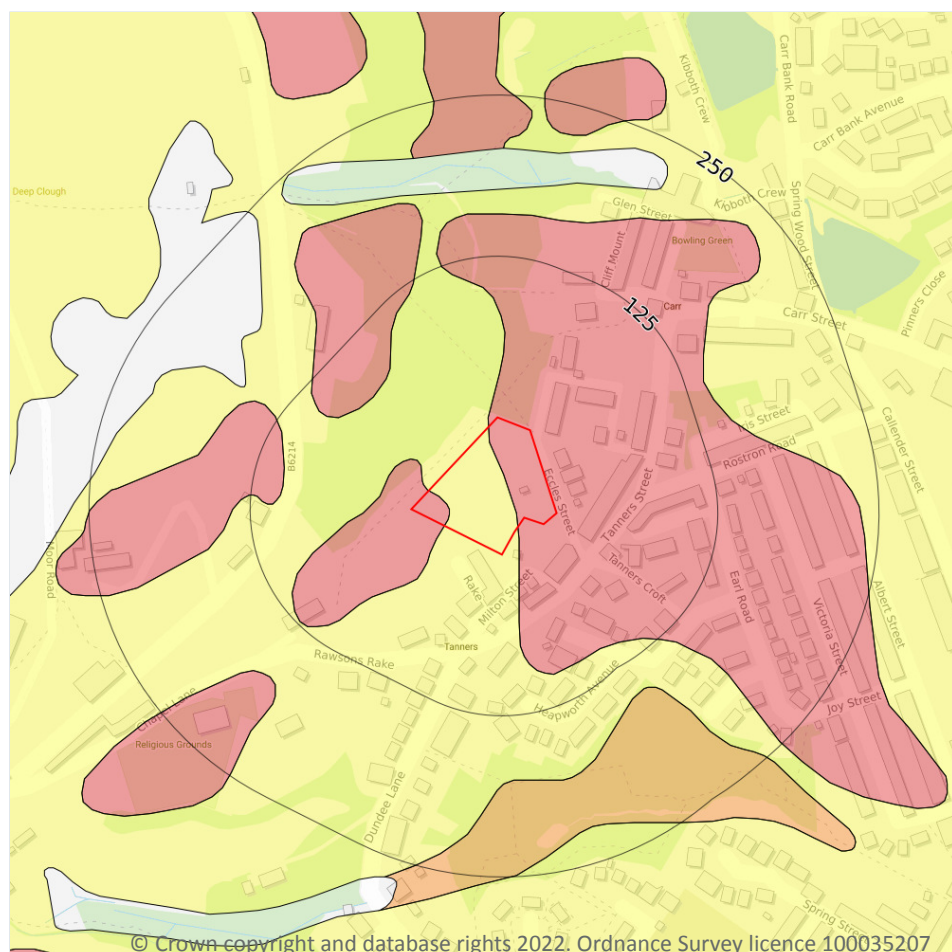
This data is sourced from the Environment Agency/Natural Resources Wales.



Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	145 m	E	Electricity Sub Station - Greater Manchester, BLO	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial 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.

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

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

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

Distance	Direction	Designation
0	on site	Secondary A
0	on site	Secondary Undifferentiated
81 m	NW	Secondary A
101 m	W	Secondary A
149 m	SE	Secondary B
170 m	SW	Secondary A
207 m	N	Secondary A
226 m	N	Secondary A

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

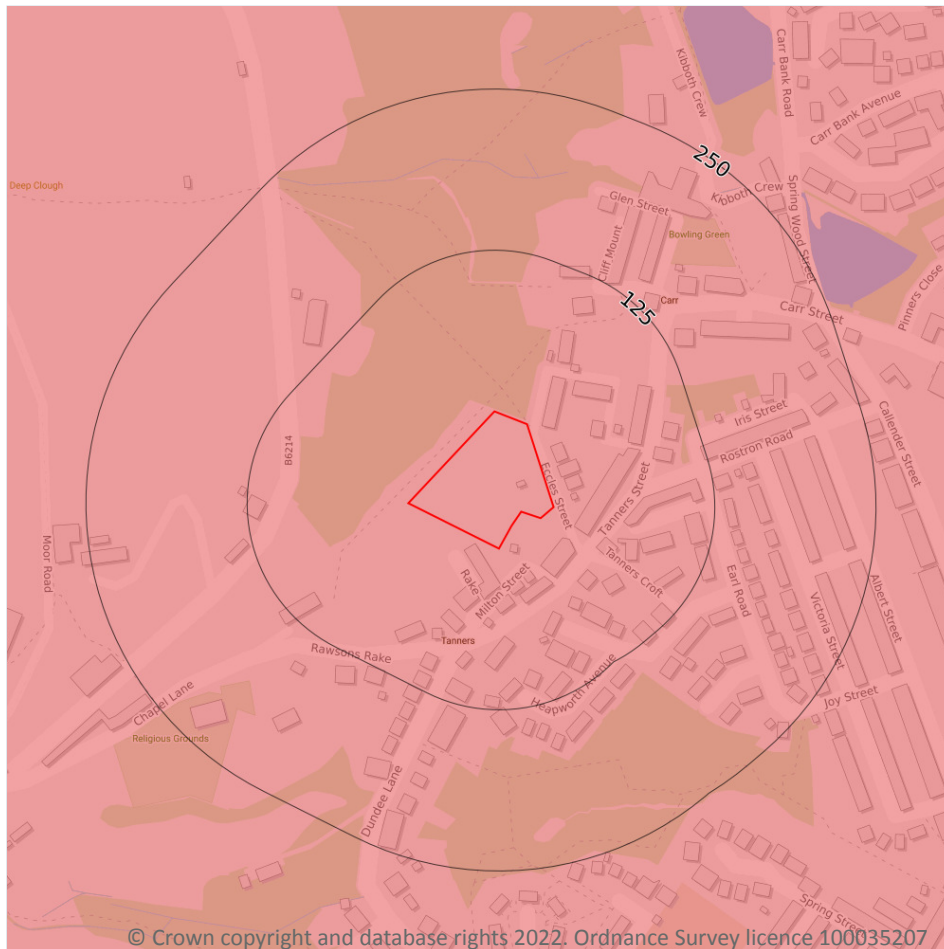
Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
GLACIOFLUVIAL DEPOSITS, DEVENSIAN	GFDUD-XSV	SAND AND GRAVEL
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.

Bedrock hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

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

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

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

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

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

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

Distance	Direction	Designation
0	on site	Secondary A

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

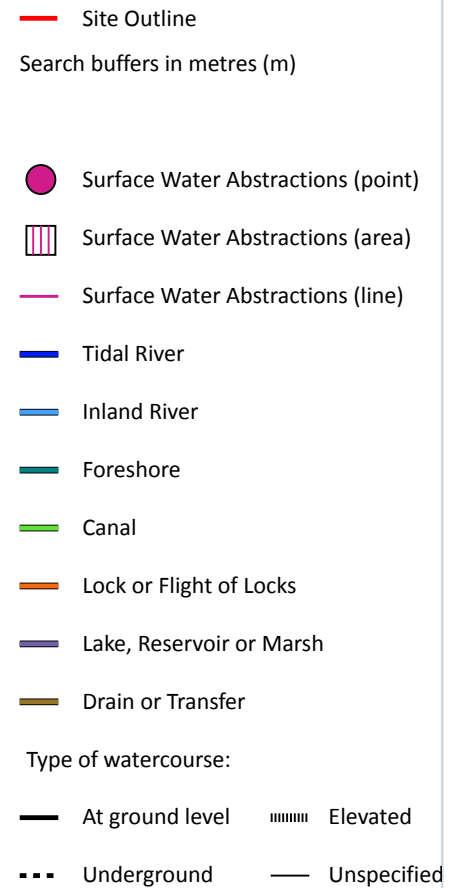
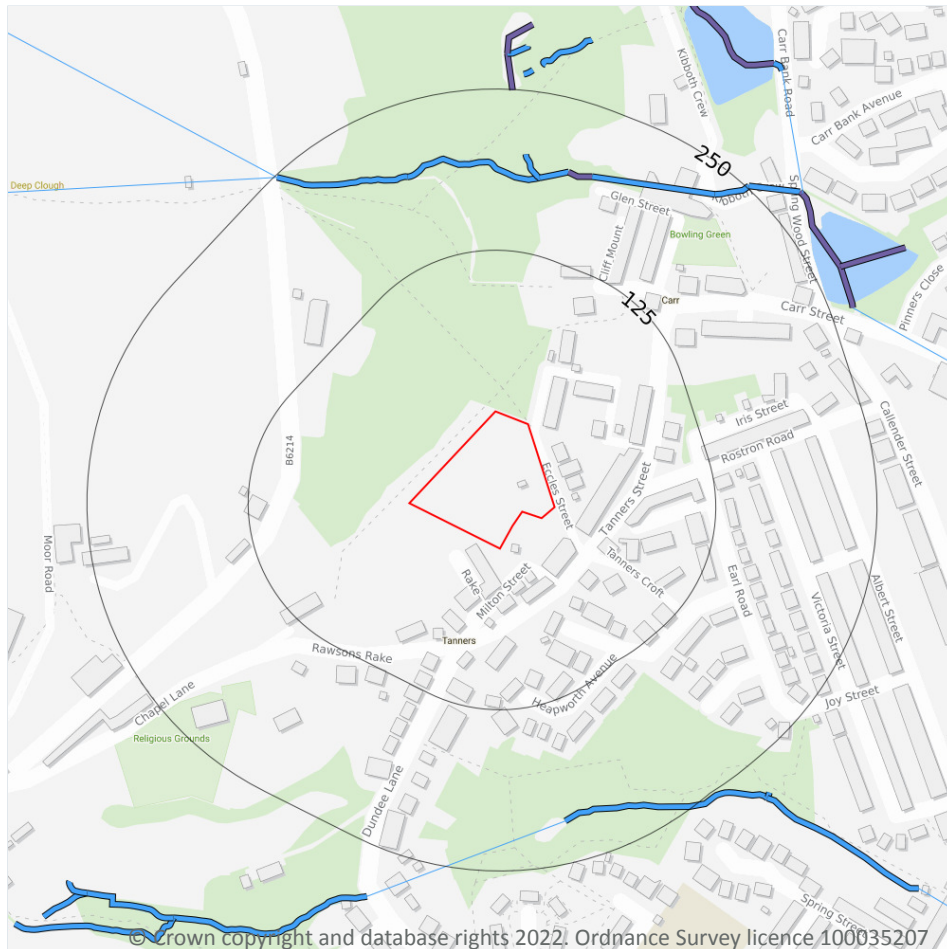
Bedrock geology

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

Description	BGS LEX Code	Rock Type
LOWER HASLINGDEN FLAGS	LH-SDST	SANDSTONE
ROSSENDALE FORMATION	ROSSE-MDSI	MUDSTONE AND SILTSTONE

This data is sourced from British Geological Survey.

Hydrology



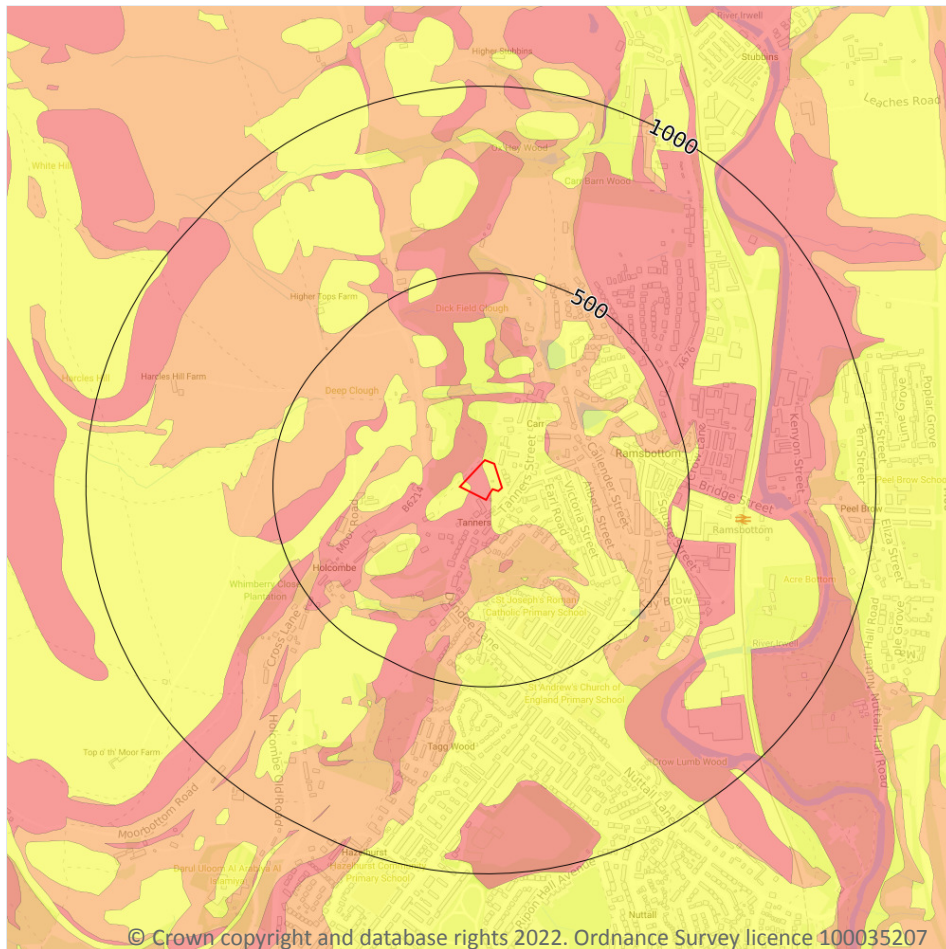
Water courses from Ordnance Survey

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
182 m	N	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)
184 m	N	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)

Distance	Direction	Details
184 m	N	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	N	Name: Type of water feature: Lake, loch or reservoir. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
194 m	N	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)
197 m	N	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)
214 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
217 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
230 m	NE	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)
248 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
248 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
250 m	N	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.



— Site Outline

Search buffers in metres (m)

 Moderate - high

 Low

 Negligible - very low

Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see **page 2** for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term “Subsidence” refers to ground movement that could cause damage to foundations in domestic or other properties.

Ground stability / Non-natural ground subsidence

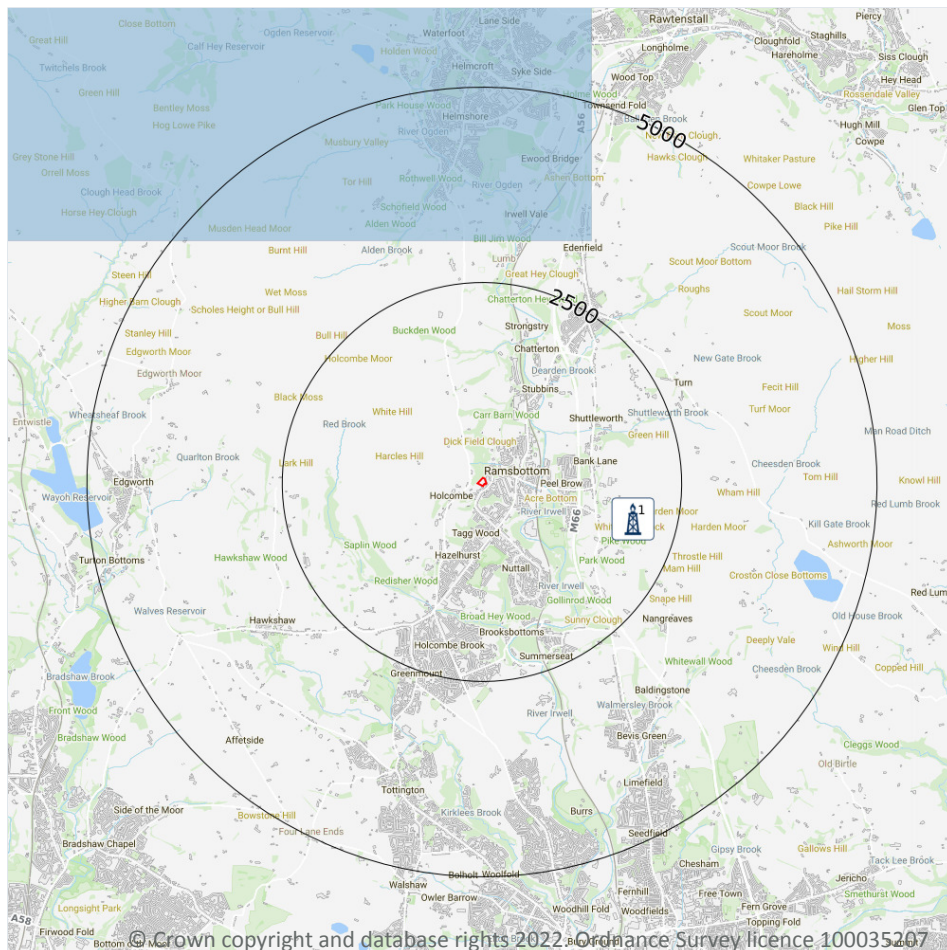


Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see **page 2** for further advice.

Energy / Oil and gas



— Site Outline
Search buffers in metres (m)

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

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Oil or gas drilling well

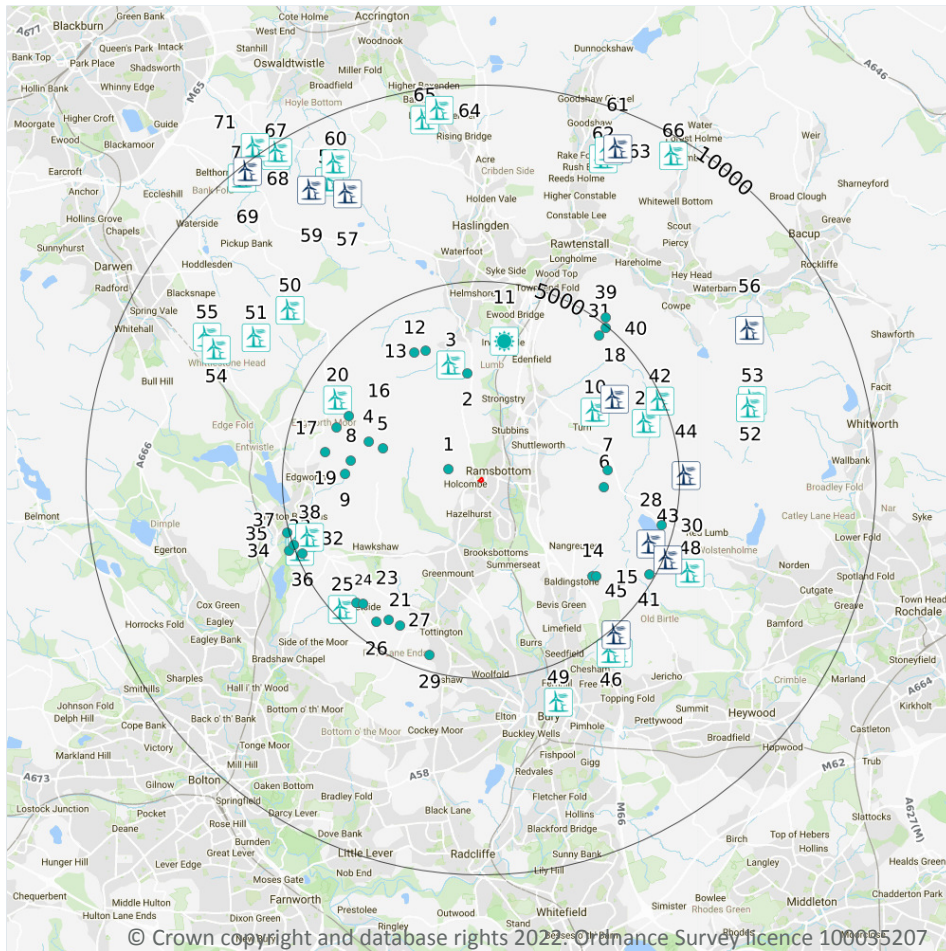
The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

ID	Distance	Direction	Details	
1	1-2 km	E	Site Name: FLETCHER BANK 1 Operator: STEEL BROTHERS AND COMPANY LIMITED Type: Conventional Oil and Gas Intent: Exploration	OGA References: LJ/14- 1 Licence Number: A191 Date of first drilling: 16/01/1958 Date of well completion: 23/09/1958 Licence Expiry: 23/09/1963

This data is sourced from the Oil and Gas Authority (OGA).



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	
18	3-4 km	NE	Site Name: Scout Moor, Rossendale, Rochdale, North West Operator Developer: Peel Energy Status of Project: Operational	Type of project: Onshore Number of Turbines: 26 Turbine Capacity: 2.5MW Total project capacity: 65 Approximate Grid Reference: 382001, 418969

ID	Distance	Direction	Details	
28	4-5 km	E	Site Name: Stand Lees Farm, Ashworth Road, Heywood, North West Operator Developer: Viridis Wind Turbines (UK) Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 382925, 415283
43	5-6 km	SE	Site Name: Wind Hill Farm, Ashworth Road, Heywood, OL155 5UN, North West Operator Developer: Offgrid Power Wind Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 383356, 414880
44	5-6 km	E	Site Name: Scout Moor Extension (Community Share) (Rochdale) (Clarke Recovered), Rochdale, North West Operator Developer: Peel Energy Status of Project: Consented	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 2.3MW Total project capacity: 4.6 Approximate Grid Reference: 383821, 417026
45	5-6 km	SE	Site Name: Sillinghurst Farm, Castle Hill Road, Bury, North West, BL9 6UN Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.25MW Total project capacity: 0.25 Approximate Grid Reference: 382038, 412972
56	7-8 km	NE	Site Name: Sheephouse Farm (Lancashire), Greens Lane, Stacksteads, Bacup, North West, OL13 0JS Operator Developer: Earthmill Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.225MW Total project capacity: 0.45 Approximate Grid Reference: 385433, 420726
57	7-8 km	NW	Site Name: Hyndburn, Oswaldtwistle Moor, S of Haslingden Road, Oswaldtwistle, Accrington, North West Operator Developer: Energiekontor UK Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 12 Turbine Capacity: 2.05MW Total project capacity: 24.6 Approximate Grid Reference: 375201, 424196
59	8-9 km	NW	Site Name: Hyndburn Extension, Land at Oswaldtwistle Moor, Haslingden Road, Accrington, North West Operator Developer: Energiekontor UK Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 4 Turbine Capacity: 2.05MW Total project capacity: 8.2 Approximate Grid Reference: 374348, 424467

ID	Distance	Direction	Details	
61	9-10 km	N	Site Name: Crown Farm, Bottomley Bank Lane, Rossendale, North West Operator Developer: Dream Alternatives Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.08MW Total project capacity: 0.16 Approximate Grid Reference: 382080, 425344
69	9-10 km	NW	Site Name: Whittaker Hall Farm, Sough Lane, Oswaldtwistle, North West Operator Developer: Generation Wind Turbines Ltd Status of Project: In planning	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.25MW Total project capacity: 0.25 Approximate Grid Reference: 372656, 424766

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	
3	2-3 km	N	Site Name: Land to South of Cronkshaw Fold Farm, Alden Road, Rossendale, Lancashire, BB4 4AQ Planning Application Reference: 2011/0529 Type of Project: 2 Wind Turbines	Application Date: 2011-11-08 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 2 wind turbines to maximum height of 27 metres. Approximate Grid Reference: 377831, 419842
10	3-4 km	NE	Site Name: Rossendale, Bury, Greater Manchester, BL0 0 Planning Application Reference: NA Type of Project: Wind Turbines	Application Date: 2004-05-31 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scout Moor wind farm consists of 26 turbines on the moors between Rawtenstall and Rochdale. The wind farm generates 65MW of electricity, which is enough energy to power the average needs of around 40 Approximate Grid Reference: 381500, 418640

ID	Distance	Direction	Details	
20	4-5 km	NW	Site Name: Little Edge Farm Broadhead Road, Turton, Bolton, Greater Manchester, BL7 0JG Planning Application Reference: 10/11/1049 Type of Project: 2 Wind Turbines	Application Date: 2011-10-31 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 small wind turbines with maximum tip height of 26m. Approximate Grid Reference: 374948, 418950
22	4-5 km	E	Site Name: The Scout Moor Wind Farm, Rochdale/Rossendale, Burnley, Burnley, Lancashire, OL12 7TY Planning Application Reference: NOT/2014/0235 Type of Project: 26 Wind Turbines	Application Date: 2014-07-03 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises application for development to construct, operate and maintain an extension to the Scout Wind Farm (26 additional wind turbines). The associated works include sewer systems, landscapi Approximate Grid Reference: 382801, 418356
25	4-5 km	SW	Site Name: Top Height Farm 90a Watling Street, Affetside, Bury, Greater Manchester, BL8 3QW Planning Application Reference: 54848 Type of Project: 3 Wind Turbines	Application Date: 2012-02-14 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of three 24.8 metre high vertical wind turbines. Approximate Grid Reference: 375435, 413776
33	4-5 km	W	Site Name: Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 10/10/0897 Type of Project: 2 Wind Turbines	Application Date: 2010-10-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of two 11kW Gaia wind turbines on 18m tubular towers. Approximate Grid Reference: 374046, 415439
32	4-5 km	W	Site Name: Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 10/10/0897/NEW Type of Project: Wind Turbine	Application Date: 2010-10-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 11kW Gaia wind turbines on 18m towers. Approximate Grid Reference: 374046, 415439
38	4-5 km	W	Site Name: Land At Birches Farm, Birches Road, Turton, Bolton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 91170/13 Type of Project: Wind Turbine	Application Date: 2013-12-16 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises removal of two wind turbines and construction of one triple blade wind turbine with a hub height of 45.00 metres and a total height of 67.00 metres. Approximate Grid Reference: 374045, 415438

ID	Distance	Direction	Details	
42	4-5 km	NE	Site Name: Land At Scout Moor, And Near Edenfield, Rossendale, Rochdale, OL12 Planning Application Reference: 15/00395/FUL Type of Project: 16 Wind Turbines	Application Date: 2015-03-30 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction and operation of 16 wind turbines (2 in Rochdale) with a maximum height to the tip of the blade of 115 metres (above ground level) for a temporary period of 25 years together with the installation of associated ancillary infrastructure, the installation of an anemometer mast of a maximum 60m height - retention of necessary elements of ancillary infrastructure associated with the Scout Moor Wind Farm - A scheme of moorland restoration and management (MRMP) - construction of boundary treatments and pen in association with creation of a permissive bridleway - formation of paths for pedestrians and horse-riders to link with access tracks and Rights of Way. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 383155, 418922
47	5-6 km	SE	Site Name: Slinghurst Farm Castle Hill Road, Bury, Greater Manchester, BL9 6UN Planning Application Reference: 10/D53858 Type of Project: 2 Wind Turbines	Application Date: 2010-10-19 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 250kw, 30m high wind turbines. Approximate Grid Reference: 382109, 412895
46	5-6 km	SE	Site Name: Sillinghurst Farm Castle Hill Road, Bury, Greater Manchester, BL9 6UN Planning Application Reference: 11/D54731 Type of Project: 2 Wind Turbines	Application Date: 2011-08-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2 wind turbines on land adjacent to Castle Hill Road, track to the north east of sillinghurst farm, each turbine has a hub height of 18metres and a two blade 17m metre diameter rotar. each turbine to be grid connected via Approximate Grid Reference: 382109, 412895
48	5-6 km	SE	Site Name: Copped Hill Farm Ashworth Road, Rochdale, Greater Manchester, OL11 5UN Planning Application Reference: 12/56284/FUL Type of Project: 2 Wind Turbines	Application Date: 2012-11-26 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of two 15 metre (17.8 metre to blade tip) high wind turbines. Approximate Grid Reference: 383918, 414543

ID	Distance	Direction	Details	
49	5-6 km	S	Site Name: Tesco Stores Ltd Woodfields Retail Park, Peel Way, Bury, Greater Manchester, BL9 5BY Planning Application Reference: 50650 Type of Project: 2 Wind Turbines	Application Date: 2008-10-29 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of two 10.6m high micro wind turbines and associated works for a period of 15 years. Approximate Grid Reference: 380570, 411256
50	6-7 km	NW	Site Name: Pastures Farm, Broadhead Road, Turton, Blackburn, Bolton, Greater Manchester, BL7 0JW Planning Application Reference: 10/17/0991 Type of Project: 3 Wind Turbines	Application Date: 2017-08-11 Planning Stage: Early Planning Pre-Planning Project Details: Scheme comprises EIA Screening opinion -as to whether an environmental impact assessment is required for construction and installation of 3 wind turbines. Hub height 50m Tip height 76.5m. The associat Approximate Grid Reference: 373737, 421232
51	6-7 km	NW	Site Name: Hoddlesden Moss, Roman Road, Hoddlesden, Darwen, BB3 3PP Planning Application Reference: 10/16/0704 Type of Project: 3 Wind Turbines	Application Date: 2016-07-06 Planning Stage: Detailed Plans Submitted Project Details: Scheme comprises installation of 3 wind turbines, hub height of 46m, to tip height 76.5m, to include all ancillary works. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 372873, 420534
53	7-8 km	E	Site Name: Land To The East And West Of, Rooley Moor Road, Rochdale, OL12 Planning Application Reference: 14/00877/FUL Type of Project: 12 Wind Turbines	Application Date: 2014-08-29 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of 12 wind turbine generators (maximum height to tip of 125m), construction of access tracks and crane pads, formation of borrow pits for the extraction of stone for on site construction works, formation of 70m high meteorological mast and substation, transformer housings, control room and associated laydown area and construction compound, associated infrastructure and development ancillary thereto. Approximate Grid Reference: 385454, 418748

ID	Distance	Direction	Details	
52	7-8 km	E	Site Name: Land To The East & West Of, Rooley Moor Road, Rochdale, OL12 6 Planning Application Reference: 2014/0388 Type of Project: 12 Wind Turbines	Application Date: 2014-09-12 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of 12 wind turbine generators (maximum height to tip of 125m), construction of access tracks and crane pads, formation of borrow pits for the extraction of stone for on site construction works, formation of 70m high meteorological mast. The associated works include sewer systems, landscaping, infrastructure, enabling works, cable laying and access roads. Approximate Grid Reference: 385454, 418748
55	7-8 km	NW	Site Name: Higher Grimehills Farm Roman Road, Hoddlesden, Darwen, Lancashire, BB3 3PP Planning Application Reference: 10/11/0627/NEW Type of Project: 2 Wind Turbines	Application Date: 2011-07-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 evoco 10kw wind turbines. Approximate Grid Reference: 371860, 420229
54	7-8 km	NW	Site Name: Higher Grimehills Farm Roman Road, Hoddlesden, Darwen, Lancashire, BB3 3PP Planning Application Reference: 10/11/0627 Type of Project: 2 Wind Turbines	Application Date: 2011-07-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 evoco 10KW wind turbines. Approximate Grid Reference: 371860, 420229
58	8-9 km	NW	Site Name: Hyndburn Wind Farm, Oswaldtwistle Moor South of Haslingden Road, Oswaldtwistle, Accrington, Lancashire, BB5 Planning Application Reference: 11/09/0512 Type of Project: 12 Wind Turbines	Application Date: 2009-12-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises formation of wind farm (23.28 hectares) comprising 12 wind turbine generators, ancillary equipment, on site infrastructure and new site access off B6236. Approximate Grid Reference: 374739, 424506

ID	Distance	Direction	Details	
60	8-9 km	NW	Site Name: Land to the south of, Haslingden Road, Oswaldtwistle Moor, Blackburn, BB1 Planning Application Reference: 11/14/0244 Type of Project: 4 Wind Turbines (Extension)	Application Date: 2014-07-07 Planning Stage: Detail Plans Granted Project Details: Scheme comprises Major Full: extension to Hyndburn wind farm through the construction of 4 additional wind turbines with a maximum height to blade tip of 122 metres agl installed capacity of 8.2Mw) together with associated ancillary infrastructure (access tracks, crane pads, underground electrical cabling, drainage infrastructure, Sustainable Urban Drainage Systems (SUDS), and temporary construction compound), habitat enhancement and management works and the retention of those elements of ancillary infrastructure associated with the wind farm (access tracks, underground electrical cabling and control building) which it is necessary to retain on site to enable the operation of the proposed additional four turbines for a period of 25 years from the date of their first exportation of electricity to the national electricity grid network. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 374720, 424770
62	9-10 km	N	Site Name: Crown Farm Bottomley Bank Lane, Rossendale, Lancashire, BB4 8TL Planning Application Reference: 2011/0187 Type of Project: 2 Wind Turbines	Application Date: 2011-04-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 x 50kw wind turbines on 25m masts to height 34 metres to blade tips. Approximate Grid Reference: 382066, 425363
63	9-10 km	N	Site Name: Land At Bottomley Bank Farm Bottomley Bank Lane, Rossendale, Lancashire, BB4 8TL Planning Application Reference: 2011/0583 Type of Project: 2 Wind turbines	Application Date: 2012-08-17 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 wind turbines maximum height 34m to blade tip. Approximate Grid Reference: 381774, 425518
65	9-10 km	N	Site Name: Poultry Houses Back Lane, Accrington, Lancashire, BB5 2RE Planning Application Reference: 11/11/0523 Type of Project: 2 Wind Turbines	Application Date: 2011-12-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises full: siting of 2 x 15 m high (hub) wind turbines (resubmission 11/11/0387). Approximate Grid Reference: 377536, 426326

ID	Distance	Direction	Details	
64	9-10 km	N	Site Name: Poultry Houses Back Lane, Accrington, Lancashire, BB5 2RE Planning Application Reference: 11/11/0387 Type of Project: 2 Wind Turbines	Application Date: 2011-09-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises siting of 2 x 15m high (hub) wind turbines. Approximate Grid Reference: 377536, 426326
66	9-10 km	NE	Site Name: Middle Bank Top Farm, Bank Top, Burnley Road East, Lumb, Rossendale, Rossendale, Lancashire, BB4 9NF Planning Application Reference: 2006/580 Type of Project: 2 Wind Turbines	Application Date: 2006-10-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 domestic wind turbines. Approximate Grid Reference: 383497, 425168
67	9-10 km	NW	Site Name: Lower Westalot Farm Haslingden Old Road, Oswaldtwistle, Accrington, Lancashire, BB5 3RP Planning Application Reference: 11/12/0179 Type of Project: 2 Wind Turbines	Application Date: 2012-05-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2 small scale wind turbines to generate electricity. Approximate Grid Reference: 373376, 425168
68	9-10 km	NW	Site Name: Land At Oswaldtwistle Moor, Haslingden Old Road, Oswaldtwistle, Burnley, Accrington, Lancashire, BB5 3 Planning Application Reference: NOT/2014/0294 Type of Project: 4 Wind Turbines	Application Date: 2014-07-15 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of 4 additional wind turbines with a maximum height to blade tip of 122m (agl) together with associated ancillary infrastructure (access tracks, crane pads, underground e Approximate Grid Reference: 373604, 425332
70	9-10 km	NW	Site Name: Whittaker Hall Farm Sough Lane, Oswaldtwistle, Hyndburn, Accrington, Lancashire, BB5 3RW Planning Application Reference: 11/15/0285 Type of Project: 2 Wind Turbines	Application Date: 2015-08-07 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of wind 2 turbines 30.52m to hub 48.01m to blade tip. Approximate Grid Reference: 372563, 424775
71	9-10 km	NW	Site Name: Higher Bold Venture Farm Haslingden Old Road, Oswaldtwistle, Accrington, Lancashire, BB5 3RP Planning Application Reference: 11/12/0383 Type of Project: 2 Wind Turbines	Application Date: 2012-09-26 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2 wind turbines. Approximate Grid Reference: 373129, 425192

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	820 m	W	Site Name: Harcles Hill Farm, Moor Road, Holcombe, Bury, BL8 4NT Planning Application Reference: 65977 Type of Project: Wind Turbine	Application Date: 2020-11-18 Planning Stage: Detail Plans Refused Project Details: Scheme comprises proposal for the installation of 1no. 11.8 metres wind turbine. Approximate Grid Reference: 377773, 417181
2	2-3 km	N	Site Name: Pleasant View Farm Helmsore Road, Holcombe, Bury, Greater Manchester, BL8 4PQ Planning Application Reference: 2010/0494 Type of Project: Wind Turbine	Application Date: 2010-09-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 18m wind turbine. Approximate Grid Reference: 378254, 419622
5	2-3 km	W	Site Name: Crowthorn Road, Turton, Blackburn, Bolton, Greater Manchester, BL7 0JX Planning Application Reference: 10/13/0724 Type of Project: Wind Turbine	Application Date: 2013-08-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of one 50kW wind turbine, with an overall height of 34.5m (i.e. to blade tip) to supply renewable electricity to Longshaw Head Farm. Approximate Grid Reference: 375731, 417888

ID	Distance	Direction	Details	
4	2-3 km	W	Site Name: Crowthorn Road, Turton, Blackburn, Bolton, Greater Manchester, BL7 0JX Planning Application Reference: 10/05/0231 Type of Project: Wind Turbine	Application Date: 2005-03-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 375731, 417888
6	3-4 km	E	Site Name: Land South Of Close Nook Farm, Rochdale Road, Ramsbottom, Bury, BL0 0RR Planning Application Reference: 2015/0241 Type of Project: Wind Turbine	Application Date: 2015-07-07 Planning Stage: Detail Plans Refused Project Details: Scheme comprises the installation of 1 endurance x-35 wind turbine with a height to blade tip of 48m. Approximate Grid Reference: 381738, 416734
7	3-4 km	E	Site Name: Land South Of Close Nook Farm, Rochdale Road, Ramsbottom, Bury, BL0 0RR Planning Application Reference: 15/00834/CONS Type of Project: Wind Turbine	Application Date: 2015-07-16 Planning Stage: Detail Plans Granted Project Details: Scheme comprises the installation of 1 endurance X-35 wind turbine with a height to blade tip of 48m. Approximate Grid Reference: 381828, 417167
8	3-4 km	W	Site Name: Plantation Road, Turton, Blackburn, Bolton, Greater Manchester, BL7 0BZ Planning Application Reference: 10/07/1351 Type of Project: Wind Turbine	Application Date: 2007-12-27 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a wind turbine on land adjacent to barons farm. Approximate Grid Reference: 375294, 417403
9	3-4 km	W	Site Name: Barons Farm Plantation Road, Turton, Bolton, Greater Manchester, BL7 0BZ Planning Application Reference: 10/11/0975 Type of Project: Wind Turbine	Application Date: 2011-11-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a CF20 wind turbine. Approximate Grid Reference: 375294, 417404
12	3-4 km	NW	Site Name: Tricking Water Barn Great House Avenue, Rossendale, Lancashire, BB4 4AL Planning Application Reference: 2010/0230 Type of Project: Wind Turbine	Application Date: 2010-05-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 6kw wind turbine on a 15 metre mast. Approximate Grid Reference: 376910, 420157

ID	Distance	Direction	Details	
13	3-4 km	NW	Site Name: Trickleing Water Barn Great House Avenue, Helmshore, Rossendale, Lancashire, BB4 4AL Planning Application Reference: 2010/0039 Type of Project: Wind Turbine	Application Date: 2010-02-02 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of a 6kW wind turbine on a 9m mast. Approximate Grid Reference: 376910, 420157
14	3-4 km	SE	Site Name: Gindles Lodge Sales's Lane, Bury, Greater Manchester, BL9 6TH Planning Application Reference: 2012/0303 Type of Project: Wind Turbine	Application Date: 2012-06-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine maximum height 21m (resubmission). Approximate Grid Reference: 381445, 414473
15	3-4 km	SE	Site Name: Land to North East of Gindles Lodge,Sales's Lane, Bury, Greater Manchester, BL9 6TH Planning Application Reference: 2012/0097 Type of Project: Wind Turbine	Application Date: 2012-03-15 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of Wind Turbine Maximum Height 21m. Approximate Grid Reference: 381445, 414473
16	3-4 km	NW	Site Name: Crowthorn Farm Crowthorn Road, Turton, Bolton, Greater Manchester, BL7 0JX Planning Application Reference: 10/11/0112 Type of Project: Wind Turbine	Application Date: 2011-02-14 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 375227, 418545
17	3-4 km	NW	Site Name: Crowthorn Road, Turton, Blackburn, Bolton, Greater Manchester, BL7 0JX Planning Application Reference: 10/07/1231 Type of Project: Wind Turbine	Application Date: 2007-11-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises formation of wind turbine. Approximate Grid Reference: 375226, 418545
19	3-4 km	W	Site Name: Wheatsheaf Hill Farm Plantation Road, Turton, Bolton, Greater Manchester, BL7 0BY Planning Application Reference: 10/12/0454 Type of Project: Wind Turbine	Application Date: 2012-07-06 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1 CF20 wind turbine. Approximate Grid Reference: 374637, 417633

ID	Distance	Direction	Details	
21	4-5 km	SW	Site Name: Sheephill Farm Harwood Road, Tottington, Bury, Greater Manchester, BL8 3PX Planning Application Reference: 50722 Type of Project: Wind Turbine	Application Date: 2008-12-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 7 metre high free standing wind turbine. Approximate Grid Reference: 376544, 413218
23	4-5 km	SW	Site Name: Top Height Farm 90A Watling Street, Affetside, Bury, Greater Manchester, BL8 3QW Planning Application Reference: 55782 Type of Project: Wind Turbine	Application Date: 2012-11-21 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 34.5 metre high wind turbine. Approximate Grid Reference: 375431, 413782
24	4-5 km	SW	Site Name: 90a Watling Street, Affetside, Bury, Bury, Greater Manchester, BL8 3QW Planning Application Reference: 56284 Type of Project: Wind Turbine	Application Date: 2013-06-07 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 34.5 metre high wind turbine (resubmission). Approximate Grid Reference: 375430, 413781
26	4-5 km	SW	Site Name: Meadowcroft Farm Barn Harwood Road, Tottington, Bury, Greater Manchester, BL8 3PX Planning Application Reference: 53601 Type of Project: Wind Turbine	Application Date: 2011-01-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 10 metre high vertical wind turbine. Approximate Grid Reference: 375937, 413293
27	4-5 km	SW	Site Name: Meadowcroft Farm Barn Harwood Road, Tottington, Bury, Greater Manchester, BL8 3PX Planning Application Reference: 53797 Type of Project: Wind Turbine	Application Date: 2011-03-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 10.6m high vertical axis wind turbine (re submission). Approximate Grid Reference: 375937, 413293
29	4-5 km	S	Site Name: 46 Moorside Road, Tottington, Bury, Bury, Greater Manchester, BL8 3HP Planning Application Reference: 47251 Type of Project: Wind Turbine	Application Date: 2006-11-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of wind turbine on north west gable. Approximate Grid Reference: 377293, 412449

ID	Distance	Direction	Details	
30	4-5 km	E	Site Name: Edenfield Road, Rochdale, Rochdale, Greater Manchester, OL12 7TY Planning Application Reference: 05/D46492 Type of Project: Wind Generator	Application Date: 2005-12-07 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 15m high wind generator and 2 satellite dishes. Approximate Grid Reference: 383191, 415769
31	4-5 km	NE	Site Name: Higher Mount Pleasant, Gin Croft Lane, Ramsbottom, Bury, BL0 0GQ Planning Application Reference: 2015/0309 Type of Project: Wind Turbine	Application Date: 2015-08-10 Planning Stage: Detail Plans Refused Project Details: Scheme comprises installation of a single medium scale turbine measuring 30m to hub and 45m to blade tip with associated infrastructure and access track. Approximate Grid Reference: 381614, 420579
35	4-5 km	W	Site Name: Land at Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 55054 Type of Project: Wind Turbine	Application Date: 2012-04-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of one wind turbine 50 metres in height (in position of previously approved turbine under application 8673/11). Approximate Grid Reference: 374046, 415439
36	4-5 km	W	Site Name: Land at Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 86731/11 Type of Project: Wind Turbine	Application Date: 2011-08-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 1 wind turbine on a 30m tubular tower. Approximate Grid Reference: 374046, 415439
34	4-5 km	W	Site Name: Land at Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 87332/12 Type of Project: Wind Turbine	Application Date: 2011-12-20 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 1 wind turbine 50 metres in height (in position of previously approved turbine under application 86731/11). Approximate Grid Reference: 374046, 415439

ID	Distance	Direction	Details	
37	4-5 km	W	Site Name: Land At Birches Farm Birches Road, Turton, Bolton, Greater Manchester, BL7 0HX Planning Application Reference: 88059/12 Type of Project: Wind Turbine	Application Date: 2012-05-18 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 1 triple blade 50 metre high wind turbine (total height including rotors 66.62 metres) in position of previously approved turbine under application 86731/11. Approximate Grid Reference: 374046, 415439
39	4-5 km	NE	Site Name: Lower Mount Pleasant Farm, New Barn Lane, Rossendale, BB4 7AQ Planning Application Reference: 2015/0021 Type of Project: Wind Turbine	Application Date: 2015-02-05 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of a single turbine to a maximum height of 18m. Approximate Grid Reference: 381521, 420740
40	4-5 km	NE	Site Name: White Jones Farm New Barn Lane, Rossendale, Lancashire, BB4 7AQ Planning Application Reference: 2012/0452 Type of Project: Wind Turbine	Application Date: 2012-11-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises Installation of 1 wind turbine (14.97m to hub, 18m to blade tip). Approximate Grid Reference: 381420, 420908
41	4-5 km	SE	Site Name: Ashworth Road, Rochdale, Rochdale, Greater Manchester, OL11 5UN Planning Application Reference: 13/00931/FUL Type of Project: Wind Turbine	Application Date: 2013-09-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 800kw wind turbine with a hub height of 50m and a maximum height of 74m. Approximate Grid Reference: 382877, 414520

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.

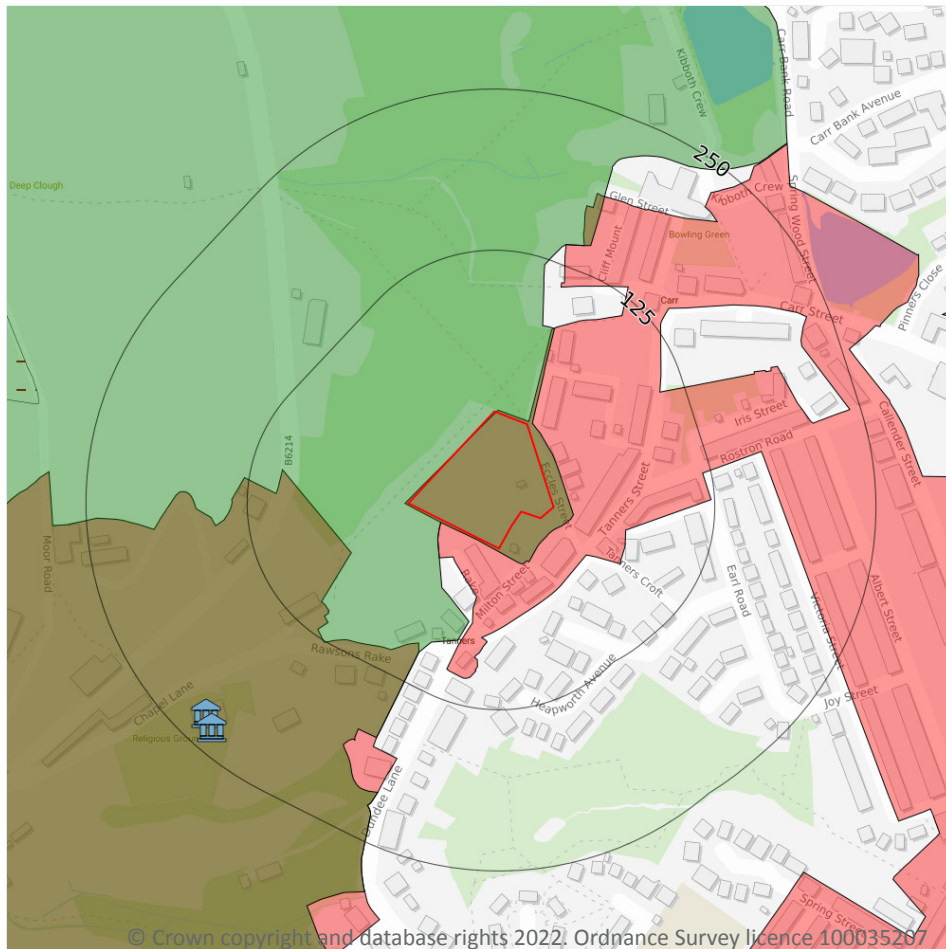
Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please 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
11	3-4 km	N	Land at Rossendale Wastewater Treatment Works, Irwell Vale Road, Ewood Bridge, Helmshore	Applicant name: United Utilities Application Status: Full Application Date: 03/08/2015 Application Number: SCR/2015/0005

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



Planning constraints



- Site Outline
- 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)

Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
0	on site	Merseyside and Greater Manchester	Bury

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2022). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>

Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	Ramsbottom	Bury
59 m	SW	Holcombe Village	Bury

This data is sourced from Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

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
226 m	SW	Emmanuel Church, Ramsbottom, Bury, BL8	II	1163079	29/01/1985
231 m	SW	Sundial Adjacent To Emmanuel Church On South Side, Ramsbottom, Bury, BL8	II	1356794	29/01/1985

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

Datasets searched

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

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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not identified

Flooding	
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Natural ground subsidence	
Natural ground subsidence	Identified
Natural geological cavities	Not identified
Non-natural ground subsidence	
Coal mining	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Radon	
Radon	Not identified
Oil and gas	
Oil or gas drilling well	Identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Identified
Proposed wind farms	Identified
Proposed wind turbines	Identified

Wind and solar	
Existing and agreed solar installations	Not identified
Proposed solar installations	Identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	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 1 worksites	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified

Transportation

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

Planning constraints

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

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 their 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 and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). 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.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:



RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

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

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

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

Flood storage areas

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

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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