

Search Details

Prepared for: Risdon Hosegood Solicitors

Matter: 5898

Client address: Mendip House, 1 High Street, Taunton, Somerset, TA1 3SX

Property:

Land to the north of Grange Farm, Main Road, Cannington, Bridgwater, Somerset

Data Supplier:

Groundsure

Sovereign House, Church Street, Brighton, BN1 1UJ

Date Returned:
12/09/2019

Property type:
Residential

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Land to the north of Grange Farm, Main Road, Cannington, Bridgwater, Somerset,

Professional opinion

Addresses the Law Society practice notes on Contaminated Land and Flood risk.



Contaminated Land Liability
Passed



Flood Risk
High

page 4

Further guidance



Ground Stability
 Not identified



Radon
Passed



Energy
Identified

page 8



Transportation
 Not identified



Planning Constraints
 Not identified



Planning Applications
28

page 17

Next steps indicator

Based on time, costs and complexity of proposed next steps relating to all sections of the report.



Site Plan



Useful contacts

Sedgemoor District Council:
<http://www.sedgemoor.gov.uk/>
customer.services@sedgemoor.gov.uk
0300 303 7800

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

Avista Action Alert 3

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 23**.



Flood Risk

Flood risk

An elevated level of flood risk has been identified at the property. Key recommended next steps:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/>
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- consider purchasing a more detailed flood risk assessment for the property from a flood risk specialist. Groundsure currently does not offer these searches but our customer services team will be able to provide contact details of our preferred suppliers of those reports
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

Other considerations

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



Energy

Oil and gas

Oil and Gas extraction, exploration or development has been identified within 10km of the property. Next steps for consideration:

- visit the operator's website for further information
- visit the area in order to more accurately assess the impact this extraction site would have on the property

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

Environmental summary



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

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



Contaminated Land

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

Contaminated Land Liability **Passed**

Past Land Use **Passed**

Waste and Landfill **Passed**

Current and Recent Industrial **Passed**



Flood Risk

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

Please see **page 5** for details of the identified issues.

River and Coastal Flooding

High

Groundwater Flooding

Negligible

Surface Water Flooding

Low-Moderate

Past Flooding

Identified

Flood Storage Areas

Not identified

Floodability Rating

Green

The rating is compiled by JBA, the UK's leading flood expert. Please see **page 27**



Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability

Negligible-Very low

Non-Natural Ground Stability

Not identified



Radon

Local levels of radon are considered normal. Percentage of affected homes in your local area is: Less than 1%.

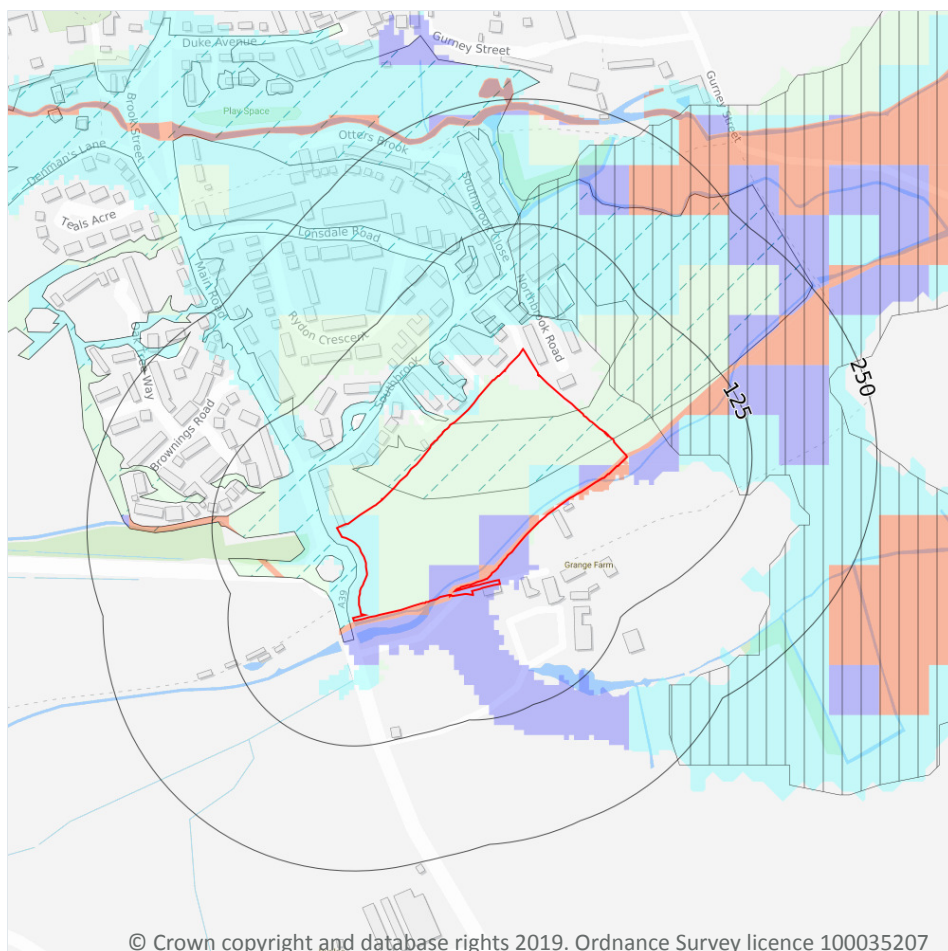
Not in a radon affected area



Flood Risk



Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- Environment Agency river and coastal flooding:
 - High
 - Medium
 - Low
 - Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

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

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

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

Environment Agency RoFRaS risk ratings

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

Historical flood areas

Large scale flooding has been recorded in the area where the property is located in the past.

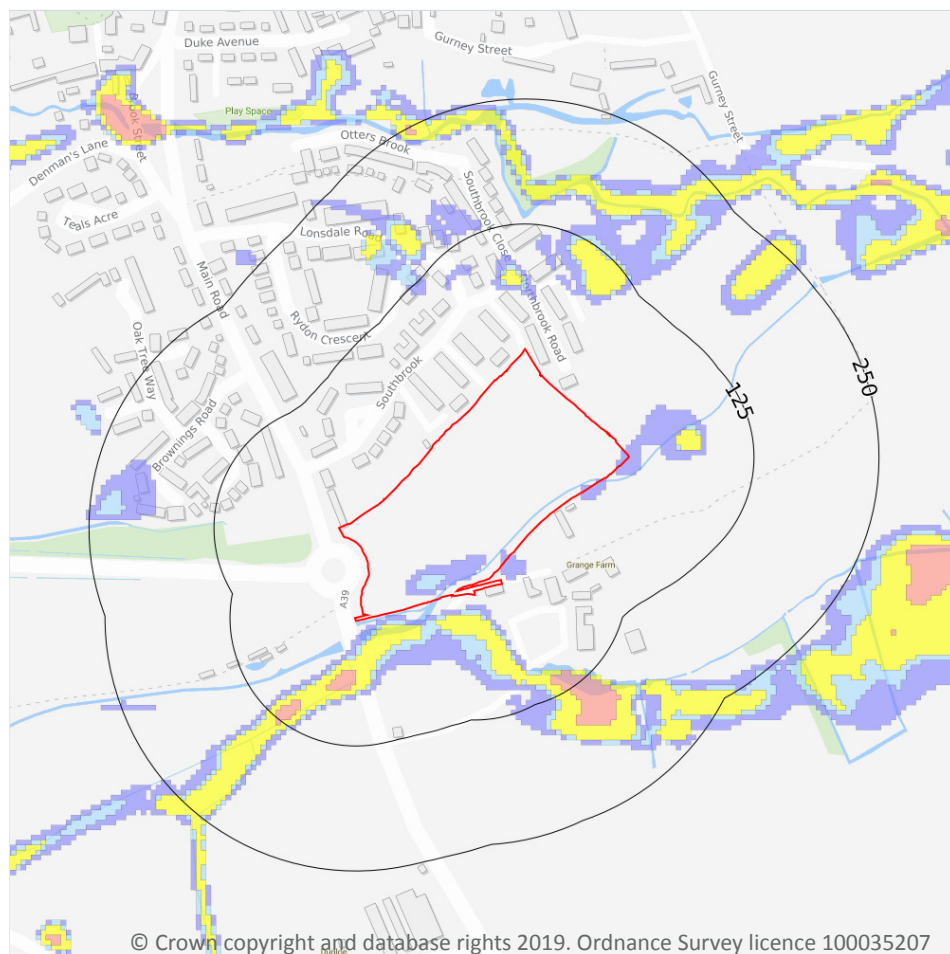
A record of a flood in previous years does not mean that an area will flood again, especially as this information does not take account of flood management schemes and improved flood defences. Equally, absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in Environment Agency national data.

As flood risks may or may not have changed, this requires further investigation.

| Distance | Direction | Date of Flood | Flood Source | Flood Cause | Type of Flood |
|----------|-----------|--------------------------|--------------|--|---------------|
| 0 | on site | 2012-11-20 2012-11-23 | Main river | Channel capacity exceeded (no raised defences) | Fluvial |

This information is collated from a database showing the individual footprint of every historic flood recorded by the Environment Agency. Please note this doesn't include records held by individual local offices.

Surface water flood risk



— Site Outline
Search buffers in metres (m)

JBA Surface Water Flood

- Highly significant
- Significant
- High
- Moderate to high
- Moderate
- Low to moderate
- Low

Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

The area in which the property is located has been assessed to be at a Low-Moderate risk of surface water flooding. This area is considered to have a 1 in 200 probability of surface water flooding due to rainfall in a given year to a depth of between 0.1m and 0.3m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years.

These risk calculations are based on JBA Risk Management maps.

Energy summary



Oil and Gas

Historical, active or planned wells or extraction areas (such as fracking sites) have been identified near the property.

Please see the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 9** for details of the identified issues.

Oil and Gas Areas
Oil and Gas Wells

Identified
Not identified



Wind and Solar

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

Please see the Avista Action Alert: on **page 2** for further advice. Additionally, see **page 10** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

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

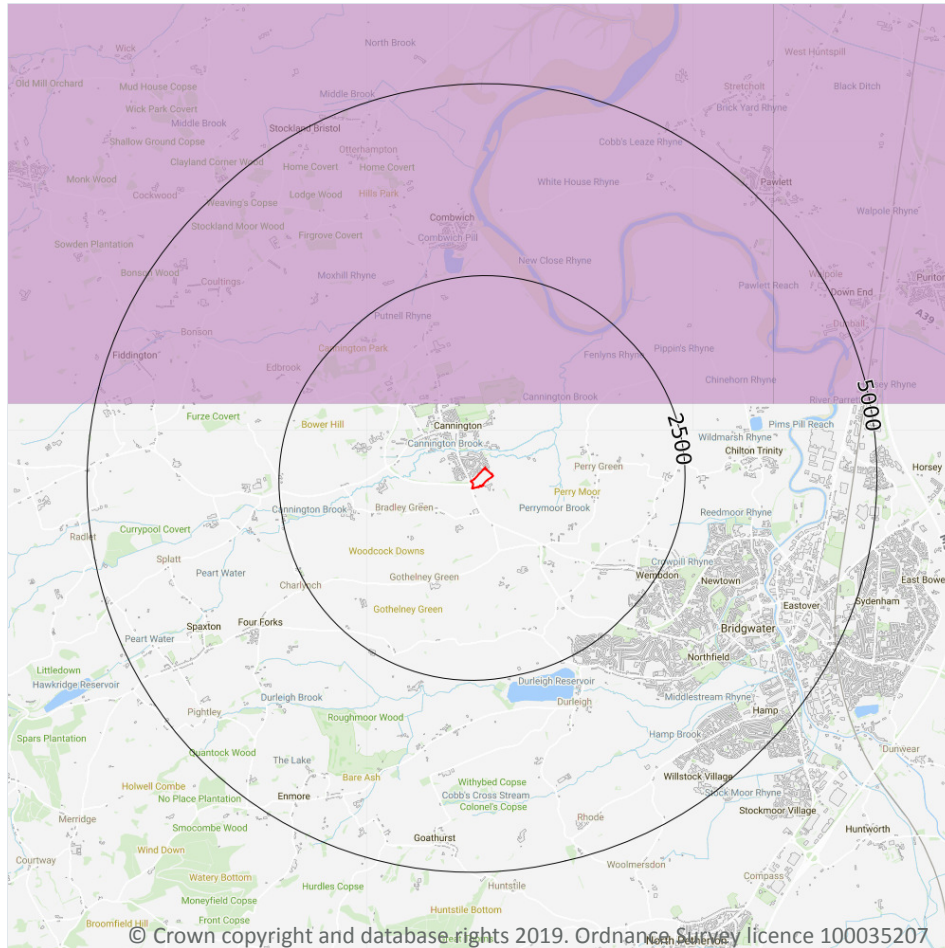
Not identified
Not identified
Not identified



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

Oil and gas areas

Licensed blocks

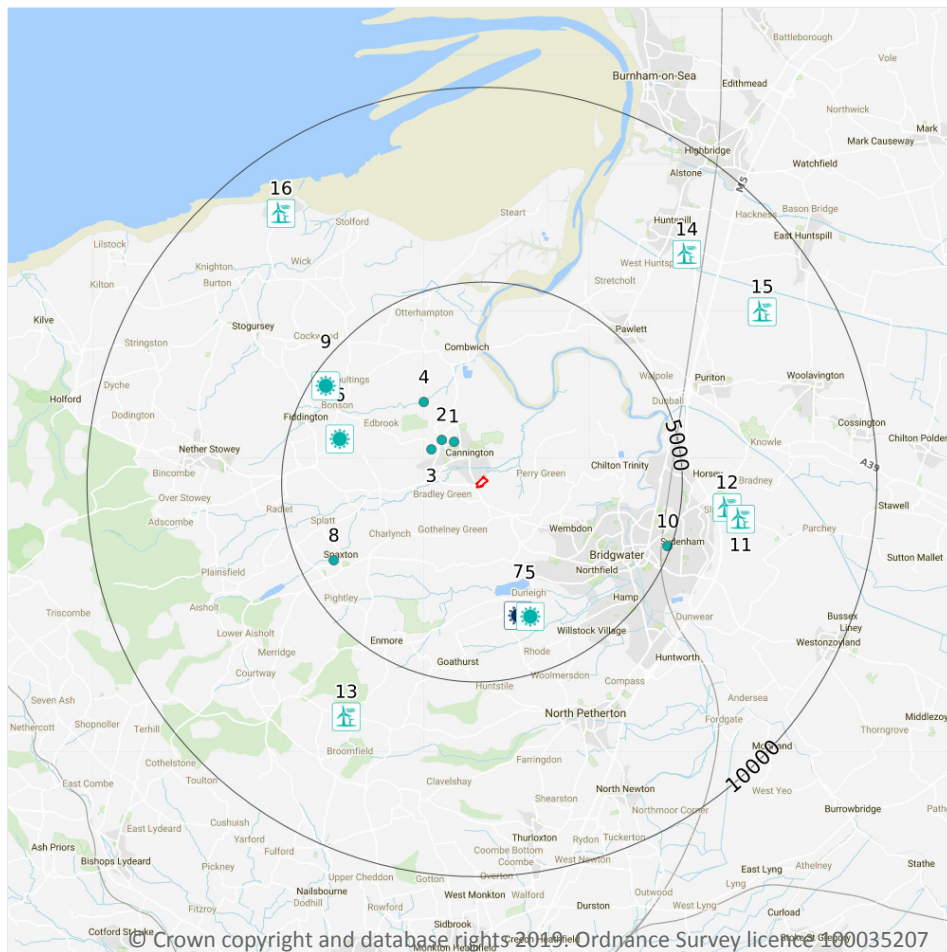
The property is situated in proximity to the following areas that have been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of gas or oil by the following companies. However this area is not on site and this should not have a significant impact on the property.

| Distance | Direction | Start Date | Operator | Licence Reference | Company Ownership |
|----------|-----------|------------|------------------------------|-------------------|-------------------------------------|
| 834 m | N | 21/07/2016 | SOUTH WESTERN ENERGY LIMITED | PEDL344 | SOUTH WESTERN ENERGY LIMITED (100%) |

| Distance | Direction | Start Date | Operator | Licence Reference | Company Ownership |
|----------|-----------|------------|------------------------------|-------------------|-------------------------------------|
| 3-4 km | E | 21/07/2016 | SOUTH WESTERN ENERGY LIMITED | PEDL321 | SOUTH WESTERN ENERGY LIMITED (100%) |

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

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

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 | |
|----|----------|-----------|--|---|
| 12 | 6-7 km | E | <p>Site Name: Land At Temple Farm, Chedzoy Lane, Sedgemoor, Bridgwater, Somerset, TA7 8QR</p> <p>Planning Application Reference: 04/13/00014</p> <p>Type of Project: 2 Wind Turbines</p> | <p>Application Date: 2013-11-22</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 2, 5kW wind turbines mounted on 15 metre high towers.</p> <p>Approximate Grid Reference: 332847, 138076</p> |
| 11 | 6-7 km | E | <p>Site Name: Land at Temple Farm, Chedzoy Lane, Sedgemoor, Bridgwater, Somerset, TA7 8QR</p> <p>Planning Application Reference: 04/13/00009</p> <p>Type of Project: 2 Wind Turbines</p> | <p>Application Date: 2013-09-16</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of 2 No 5kW wind turbines mounted on 18 metre high towers.</p> <p>Approximate Grid Reference: 332847, 138076</p> |
| 13 | 6-7 km | SW | <p>Site Name: On land at, Broomfield Hill, Broomfield, Bridgwater, Somerset, TA5 2EG</p> <p>Planning Application Reference: 10/12/00002</p> <p>Type of Project: 2 Wind Turbines</p> | <p>Application Date: 2012-03-12</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of two wind turbines measuring 30m to tip.</p> <p>Approximate Grid Reference: 322718, 133001</p> |
| 14 | 7-8 km | NE | <p>Site Name: Poplar Farm Puriton Road, West Huntspill, Highbridge, Somerset, TA9 3NL</p> <p>Planning Application Reference: 52/10/00018</p> <p>Type of Project: Wind Energy Development</p> | <p>Application Date: 2010-12-01</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises wind energy development comprising installation of four wind turbines, each with a maximum overall height of up to 120m with a total capacity of 9.2MW together with access tracks, hard standing areas, information board, electricity sub-s</p> <p>Approximate Grid Reference: 331463, 144876</p> |
| 15 | 8-9 km | NE | <p>Site Name: Causeway Farmhouse, 4 Lower Road, Woolavington, Bridgwater, TA7 8EQ</p> <p>Planning Application Reference: 54/13/00023</p> <p>Type of Project: 5 Wind Turbines</p> | <p>Application Date: 2013-12-23</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of five turbine wind farm with a tip height of 126.25 metres with associated infrastructure. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads.</p> <p>Approximate Grid Reference: 333400, 143400</p> |

| ID | Distance | Direction | Details | |
|----|----------|-----------|--|--|
| 16 | 8-9 km | NW | Site Name: Hinkley Point, Stogursey, West Somerset, Bridgwater, Somerset, TA5 1TP Planning Application Reference: 3/32/06/032 Type of Project: 9 Wind Turbines | Application Date: 2006-11-13 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a wind farm comprising nine wind turbines up to 110 metres high, a substation, an anemometry mast, access tracks including access off the public highway, underground e Approximate Grid Reference: 321042, 145927 |

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 | 1-2 km | NW | Site Name: Hensfield Farm Park Lane, Cannington, Bridgwater, Somerset, TA5 2LU Planning Application Reference: 13/09/00014 Type of Project: Wind Turbine | Application Date: 2009-05-20 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 325480, 140072 |
| 2 | 1-2 km | NW | Site Name: Wind Turbine Park Lane, Cannington, Hensfield Farm, Bridgwater, Somerset, TA5 2LU Planning Application Reference: 13/09/00029 Type of Project: Wind Turbine | Application Date: 2009-11-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 325480, 140072 |

| ID | Distance | Direction | Details | |
|----|----------|-----------|---|--|
| 3 | 1-2 km | NW | Site Name: Park Lane, Cannington, Sedgemoor, Bridgwater, Somerset, TA5 2QE Planning Application Reference: 13/07/00031 Type of Project: Wind Turbine | Application Date: 2007-05-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises formation of micro renewable energy proposal for 6.0kW wind turbine Approximate Grid Reference: 325213, 139991 |
| 4 | 2-3 km | NW | Site Name: Chads Hill, Cannington, Sedgemoor, Bridgwater, Somerset, TA5 2LX Planning Application Reference: 13/13/00016 Type of Project: Wind Turbine | Application Date: 2013-06-04 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of wind turbine, switchgear kiosk, transformer kiosk, formation of crane hardstanding, access track and temporary construction compound. Approximate Grid Reference: 324714, 141079 |
| 8 | 4-5 km | SW | Site Name: Church Road, Spaxton, Sedgemoor, Bridgwater, Somerset, TA5 1 Planning Application Reference: 45/07/00009 Type of Project: Wind Turbine | Application Date: 2007-03-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 322399, 137015 |
| 10 | 4-5 km | E | Site Name: Bridgwater College Bath Road, College Way, Bridgwater, Somerset, TA6 4PZ Planning Application Reference: 08/10/00151 Type of Project: Wind Turbine | Application Date: 2010-07-27 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises application for Non-Material minor amendment to Planning Permission 08/08/00261 to increase the height of the wind turbine, revise roof mounted flues, service penetrations, fenestration to East and West staircase glazing and details of n Approximate Grid Reference: 330974, 137375 |

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.

Solar

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

| ID | Distance | Direction | Address | Details | |
|----|----------|-----------|---|--|---|
| 7 | 3-4 km | S | Cobbs Cross Solar Park, S/O Durleigh Hill, Bridgwater, Somerset, TA5 2AG | Contractor: PS Renewables LPA Name: Sedgemoor District Council Capacity (MW): 5 | Application Date: 28/05/2012 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 30/03/2013 |

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

Proposed solar installations

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

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

| ID | Distance | Direction | Address | Details |
|----|----------|-----------|---|--|
| 5 | 3-4 km | S | Land To The South of Durleigh Hill, Bridgwater, TA5 2AG | Applicant name: Push Energy Application Status: Application for non-material changes Application Date: 31/10/2017 Application Number: 23/17/00010 |
| 6 | 3-4 km | W | Higher Oatley Farm, Bonson Hill, Fiddington, Bridgwater, TA5 1JW | Applicant name: - Application Status: Application for Full Planning Permission Application Date: 14/12/2012 Application Number: 28/12/00019 |
| 9 | 4-5 km | NW | Bonson Wood Farm, Fiddington, Bridgwater, TA5 1JW | Applicant name: - Application Status: Application for Full Planning Permission Application Date: 13/12/2012 Application Number: 28/12/00018 |

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

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.

| | |
|--------------------------|----------------|
| 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 Applications

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

6

Large Developments

searched to 750m

Please see **page 18** for details of the proposed developments.

12

Small Developments

searched to 500m

Please see **page 19** for details of the proposed developments.

10

House extensions or new builds

searched to 125m

Please see **page 21** for details of the proposed developments.

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



Planning constraints

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

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



Telecoms

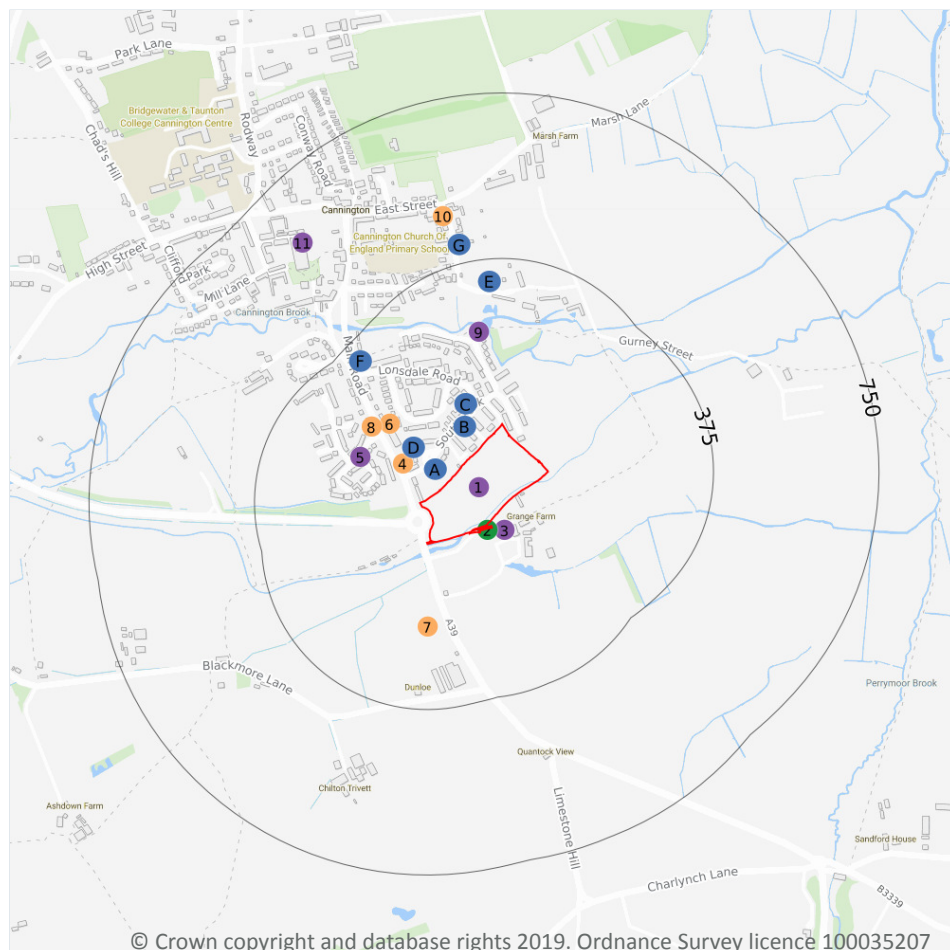
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Mobile phone masts

Not identified



Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Small Project planning application
- House Extension planning application

Large projects searched to 750m

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

| ID | Details | Description | Online record |
|--|---|---|----------------------|
| ID: 1 Distance: 0 Direction: on site | Application reference: 13/18/00040 Application date: 18/10/2018 Council: Sedgemoor Accuracy: Exact | Address: Land North Of Grange Farm, Main Road, Cannington, Bridgwater, Somerset, TA5 2LD Project: 73 Houses Last known status: Outline approval has been granted. | Link |

| ID | Details | Description | Online record |
|--|---|---|----------------------|
| ID: 3 Distance: 29 m Direction: SE | Application reference: N/A Application date: 17/06/2016 Council: Sedgemoor Accuracy: Exact | Address: Grange Farm access off, Cannington, Somerset, Bridgwater, Somerset, TA5 2LD Project: Harbours Facility Last known status: An application has been submitted for detailed approval. | N/A |
| ID: 5 Distance: 171 m Direction: W | Application reference: n/a Application date: 01/12/2013 Council: Sedgemoor Accuracy: Exact | Address: Cannington, Bridgwater, Somerset, TA6 Project: Park & Ride Last known status: Detailed plans have been granted. | N/A |
| ID: 9 Distance: 214 m Direction: N | Application reference: 13/14/00030 Application date: 27/05/2014 Council: Sedgemoor Accuracy: Exact | Address: Land (2) to the East of, Main Road, Cannington, Bridgwater, Somerset, TA5 2 Project: 16 Houses Last known status: Detailed plans have been granted. | Link |
| ID: F Distance: 341 m Direction: NW | Application reference: 13/10/00019 Application date: 17/01/2011 Council: Sedgemoor Accuracy: Exact | Address: Tincknells Fuels, Main Road, Cannington, Bridgwater, Somerset, TA5 2JL Project: 14 Light Industrial/Business Units Last known status: Detailed plans have been granted. | Link |
| ID: 11 Distance: 610 m Direction: NW | Application reference: 13/12/00021 Application date: 30/04/2012 Council: Sedgemoor Accuracy: Exact | Address: Cannington Campus, Church Street, Cannington, Bridgwater, Somerset, TA5 2HA Project: College (Alterations) Last known status: Detailed plans have been granted. | Link |

Small projects searched to 500m

12 small developments within 500m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

| ID | Details | Description | Online record |
|---|---|--|----------------------|
| ID: 4 Distance: 97 m Direction: W | Application reference: 13/14/00003 Application date: 17/01/2014 Council: Sedgemoor Accuracy: Exact | Address: 31 Main Road, Cannington, Bridgwater, Somerset, TA5 2JN Project: Fish/Chips Take Away (Conversion/Extension) Last known status: The application for detail approval has been withdrawn. | Link |
| ID: 6 Distance: 187 m Direction: NW | Application reference: 13/18/00008 Application date: 09/02/2018 Council: Sedgemoor Accuracy: Exact | Address: Showroom Wollens Limited, Main Road, Cannington, Bridgwater, Somerset, TA5 2LD Project: Storage Yard (Alterations) Last known status: Detailed plans have been granted. | Link |

| ID | Details | Description | Online record |
|---|---|--|----------------------|
| ID: 7 Distance: 189 m Direction: S | Application reference: 13/12/00008 Application date: 07/02/2012 Council: Sedgemoor Accuracy: Exact | Address: Poppy's Kitchen, Main Road, Cannington, Bridgwater, Somerset, TA5 2LD Project: Cafe (Conversion) Last known status: Detailed plans have been granted. | Link |
| ID: 8 Distance: 204 m Direction: NW | Application reference: 13/12/00043 Application date: 17/10/2012 Council: Sedgemoor Accuracy: Exact | Address: Former Tincknell Building, 1 Main Road, Cannington, Bridgwater, Somerset, TA5 2JN Project: Builders Merchant (Conversion) Last known status: Detailed plans have been granted. | Link |
| ID: E Distance: 323 m Direction: N | Application reference: 13/12/00027 Application date: 07/06/2012 Council: Sedgemoor Accuracy: Exact | Address: Land At, Manor Farm, Gurney Street, Cannington, Bridgwater, Somerset, TA5 2HW Project: 2 Holiday Lets (Extension) Last known status: Detailed plans have been granted. | Link |
| ID: E Distance: 323 m Direction: N | Application reference: 13/10/00012 Application date: 03/09/2010 Council: Sedgemoor Accuracy: Exact | Address: Manor Farm, Gurney Street, Cannington, Bridgwater, Somerset, TA5 2HW Project: Holiday Home (Extension) Last known status: Detailed plans have been granted. | Link |
| ID: E Distance: 323 m Direction: N | Application reference: 13/10/00003 Application date: 31/03/2010 Council: Sedgemoor Accuracy: Exact | Address: Manor Farm, Gurney Street, Cannington, Bridgwater, Somerset, TA5 2HW Project: Holiday Let (Extension) Last known status: The application for detail approval has been refused. | Link |
| ID: F Distance: 330 m Direction: NW | Application reference: 13/14/00061 Application date: 09/12/2014 Council: Sedgemoor Accuracy: Proximity | Address: Land at Tricknells Fuel, Main Road, Cannington, Bridgwater, Somerset, TA5 2JL Project: Storage Building Last known status: The application for detail approval has been refused. | Link |
| ID: F Distance: 330 m Direction: NW | Application reference: 13/14/00025 Application date: 09/05/2014 Council: Sedgemoor Accuracy: Exact | Address: Land at, Tricknells Fuel, 1 Main Road, Cannington, Bridgwater, Somerset, TA5 2JL Project: Storage Building Last known status: The application for detail approval has been withdrawn. | N/A |
| ID: G Distance: 417 m Direction: N | Application reference: 13/15/00032 Application date: 14/07/2015 Council: Sedgemoor Accuracy: Proximity | Address: Land At, 4 - 6 Gurney Street, Cannington, Bridgwater, Somerset, TA5 2HW Project: 6 Houses Last known status: Outline approval has been granted. | Link |
| ID: G Distance: 417 m Direction: N | Application reference: 13/16/00031 Application date: 21/07/2016 Council: Sedgemoor Accuracy: Exact | Address: 4 - 6 Gurney Street, Cannington, Bridgwater, Somerset, TA5 2HW Project: 4 Houses Last known status: Detailed plans have been granted. | Link |

| ID | Details | Description | Online record |
|---|---|---|----------------------|
| ID: 10 Distance: 489 m Direction: N | Application reference: 13/14/00055 Application date: 11/11/2014 Council: Sedgemoor Accuracy: Exact | Address: Land at, 4 and 6, Gurney Street, Cannington, Bridgwater, Somerset, TA5 2HW Project: 6 Houses Last known status: The application for outline approval has been withdrawn. | Link |

House extensions and small new builds searched to 125m

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

| ID | Details | Description | Online record |
|--|---|---|----------------------|
| ID: 2 Distance: 5 m Direction: S | Application reference: 13/18/00022 Application date: 11/06/2018 Council: Sedgemoor Accuracy: Exact | Address: The Grange, Main Road, Cannington, Bridgwater, Somerset, South West, TA5 2LD Project: Domestic Conservatory Last known status: Detailed plans have been granted. | Link |
| ID: A Distance: 41 m Direction: W | Application reference: 13/12/00023 Application date: 24/05/2012 Council: Sedgemoor Accuracy: Exact | Address: 6 Southbrook, Cannington, Bridgwater, Somerset, South West, TA5 2LB Project: House (Extension) Last known status: Detailed plans have been granted. | Link |
| ID: A Distance: 43 m Direction: NW | Application reference: 13/15/00031 Application date: 10/07/2015 Council: Sedgemoor Accuracy: Exact | Address: 23 Southbrook, Cannington, Bridgwater, Somerset, South West, TA5 2LB Project: Single Storey Side Extension Last known status: Detailed plans have been granted. | Link |
| ID: B Distance: 58 m Direction: N | Application reference: 13/14/00033 Application date: 20/06/2014 Council: Sedgemoor Accuracy: Exact | Address: 17 Grange Close, Cannington, Bridgwater, Somerset, South West, TA5 2LA Project: Single Storey Side Extension Last known status: Detailed plans have been granted. | N/A |
| ID: B Distance: 87 m Direction: NW | Application reference: 13/14/00039 Application date: 22/07/2014 Council: Sedgemoor Accuracy: Exact | Address: 34 Lonsdale Road, Cannington, Bridgwater, Somerset, South West, TA5 2JS Project: Single Storey Rear Extension Last known status: Detailed plans have been granted. | Link |
| ID: C Distance: 92 m Direction: N | Application reference: 13/12/00046 Application date: 31/10/2012 Council: Sedgemoor Accuracy: Exact | Address: 22 Lonsdale Road, Cannington, Bridgwater, Somerset, South West, TA5 2JS Project: Single Storey Side Extension Last known status: Detailed plans have been granted. | Link |
| ID: C Distance: 92 m Direction: N | Application reference: 13/12/00030 Application date: 12/07/2012 Council: Sedgemoor Accuracy: Exact | Address: 22 Lonsdale Road, Cannington, Bridgwater, Somerset, South West, TA5 2JS Project: 1/2 Storey Extension Last known status: Detailed plans have been granted. | Link |

| ID | Details | Description | Online record |
|---|---|--|----------------------|
| ID: C Distance: 93 m Direction: N | Application reference: 13/16/00004 Application date: 12/01/2016 Council: Sedgemoor Accuracy: Exact | Address: 22 Lonsdale Road, Cannington, Bridgwater, Somerset, South West, TA5 2JS Project: First Floor Extension Last known status: Detailed plans have been granted. | Link |
| ID: D Distance: 110 m Direction: NW | Application reference: 13/14/00056 Application date: 05/01/2015 Council: Sedgemoor Accuracy: Exact | Address: 11 Southbrook, Cannington, Bridgwater, Somerset, South West, TA5 2LB Project: House (Extension) Last known status: Detailed plans have been granted. | Link |
| ID: D Distance: 110 m Direction: NW | Application reference: 13/19/00033 Application date: 18/06/2019 Council: Sedgemoor Accuracy: Exact | Address: 17 Southbrook, Cannington, Bridgwater, Somerset, South West, TA5 2LB Project: House (Extension) Last known status: Detailed plans have been granted. | Link |

Datasets searched

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

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

| Contaminated Land | |
|---|-------------------|
| Dangerous industrial substances (D.S.I. List 2) | Not identified |
| Pollution incidents | Not identified |
| Flood Risk | |
| Risk of flooding from rivers and the sea | Identified |
| Flood storage areas: part of floodplain | Not identified |
| Historical flood areas | Identified |
| Areas benefiting from flood defences | Not identified |
| Flood defences | Not identified |
| Proposed flood defences | Not identified |
| Surface water flood risk | Identified |
| Groundwater flooding | Not identified |
| Ground stability | |
| Natural ground subsidence | Not identified |
| Natural geological cavities | Not identified |
| Coal mining | Not 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 | Not identified |
|--------------------------|----------------|

| | |
|-----------------------------------|----------------|
| Proposed oil or gas drilling well | Not identified |
|-----------------------------------|----------------|

| | |
|------------------------|-------------------|
| Licensed blocks | Identified |
|------------------------|-------------------|

| | |
|------------------------------------|----------------|
| Potential future exploration areas | Not identified |
|------------------------------------|----------------|

Wind and solar

| | |
|------------|----------------|
| Wind farms | Not identified |
|------------|----------------|

| | |
|----------------------------|-------------------|
| Proposed wind farms | Identified |
|----------------------------|-------------------|

| | |
|-------------------------------|-------------------|
| Proposed wind turbines | Identified |
|-------------------------------|-------------------|

| | |
|--|-------------------|
| Existing and agreed solar installations | Identified |
|--|-------------------|

| | |
|-------------------------------------|-------------------|
| Proposed solar installations | Identified |
|-------------------------------------|-------------------|

Energy Infrastructure

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

Transportation

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

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

| | |
|--|-------------------|
| Large projects searched to 750m | Identified |
|--|-------------------|

| | |
|--|-------------------|
| Small projects searched to 500m | Identified |
|--|-------------------|

| | |
|---|-------------------|
| House extensions and small new builds searched to 125m | Identified |
|---|-------------------|

| | |
|--------------------|----------------|
| Mobile phone masts | Not identified |
|--------------------|----------------|

| | |
|-------------------------------------|----------------|
| Mobile phone masts planning records | Not identified |
|-------------------------------------|----------------|

Planning constraints

| | |
|--------------------------------------|----------------|
| Sites of Special Scientific Interest | Not identified |
|--------------------------------------|----------------|

| | |
|--|----------------|
| Internationally important wetland sites (Ramsar Sites) | Not identified |
|--|----------------|

Planning constraints

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

Contaminated land liability assessment methodology

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

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

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

Method Statement

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

Limitations of the Study

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

Flood information

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

Risk of flooding from rivers and the sea

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

Historic flood events

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

Surface water flooding

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

Proposed flood defences

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

Flood storage areas

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



Groundwater flooding

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

JBA Floodability

The property has been rated as **Green**.

Flood Re is a joint initiative between the Government and insurers. It was set up to help UK residents who are at risk of flooding to obtain flood cover as part of their household insurance. There are several exemptions from the Flood Re scheme including new properties built after 1 January 2009, commercial property, buy to let properties and blocks of flats with four or more units. A full list of exemptions is available on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>).

JBA's Floodability rating provides an indication of the likelihood of a property being ceded into the Flood Re scheme from river, coastal and surface water flood only. It does not consider the many other factors needed for ceding into the Flood Re scheme, nor does it consider the other requirements for obtaining insurance.

The JBA Floodability Index is categorised on a fivefold scale:

Black 2 indicates a level of flood hazard such that standard priced insurance covering flood risk is likely to be subject to increased premiums and non-standard and/or additional terms. There is a very high possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.

Black 1 indicates a level of flood hazard such that standard priced insurance covering flood risk is likely to be subject to increased premiums and non-standard and/or additional terms. There is a high possibility of insurance companies ceding the property into the Flood Re scheme, especially if the property has flooded in the past.

Red indicates a level of flood hazard such that standard priced insurance covering flood risk is likely to be subject to increased premiums and non-standard and/or additional terms. There is a moderate possibility of insurance companies ceding the property into the Flood Re scheme particularly if the property has flooded in the past.

Amber indicates a level of flood hazard such that insurance covering flood risk may be available but may be subject to increased premiums and non-standard and/or additional terms. There is a low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

Green indicates a level of flood hazard such that insurance covering flood risk may be obtainable relatively easily as part of a standard household insurance contract. There is a very low possibility of insurance companies ceding the property into the Flood Re scheme unless the property has flooded in the past.

N/A indicates that a Floodability rating has not been provided for the property. This is either because the property is a new build and doesn't contain an OS Address Point or the nearest Floodability rating is outside of the 10m search radius. Please contact Groundsure for further assistance.

Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below. The location of applications as "exact" relates to a point within or close to the development, but does not represent the nearest border. Locations marked "proximity" are estimated from the site address details or similar and should not be considered as an accurate representation of the project's location. Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually.

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