

TY HANNER, POLBATHIC, TORPOINT, PL11 3EX

Professional opinion

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



PASS



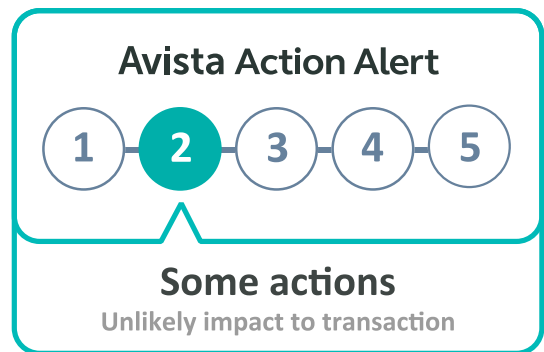
Contaminated Land Liability
Passed



Flood Risk
Negligible

Next steps indicator

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



Further guidance



Ground Stability
Identified

page 5



Radon
Identified

page 5



Energy
Identified

page 8



Transportation
Not identified



Planning Constraints
Identified

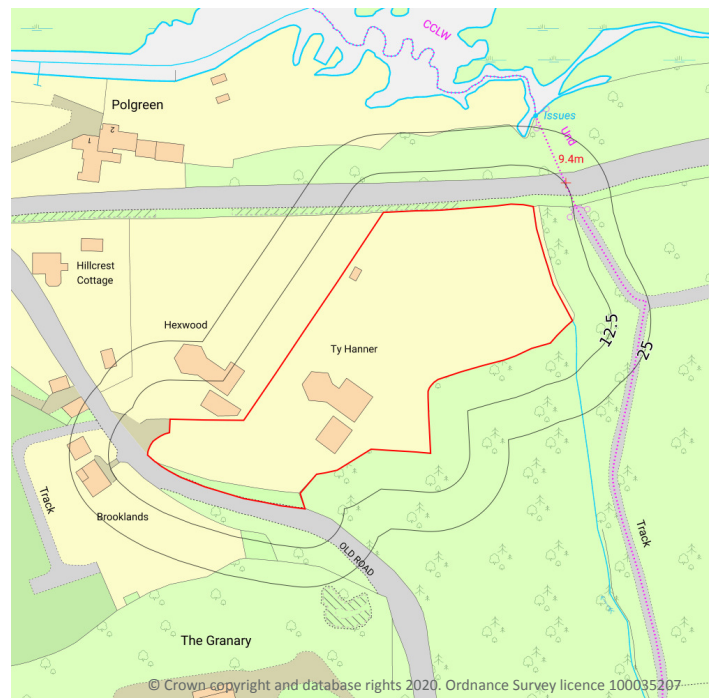
page 17



Planning Applications
10

page 17

Site Plan



Useful contacts

Cornwall Council (Unitary):
<http://www.cornwall.gov.uk/>
customerservices@cornwall.gov.uk
0300 1234 121

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

Avista Action Alert 2

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 25**.



Contaminated Land

The property has passed Groundsure's Contaminated Land Liability 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:

- carry out a visual inspection of the property looking out for cracks and other signs of subsidence
- have a structural survey conducted by a Structural Surveyor to clarify whether or not the property is being affected by any of the risks presented in this report
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- check whether your property benefits from an NHBC guarantee or other environmental warranty that often covers structural issues
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees



Radon

The property is in an area where elevated radon levels are detected in 10-30% of properties. Key recommended next steps:

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

Other considerations

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

Energy

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

Mobile phone masts

The property lies within 250m of an existing or planned mobile phone mast. Next steps for consideration:

- ensure the presence of a mobile phone mast near the property is considered before the transaction completes



Planning constraints

Environmental designations

The property lies within 50m 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 50m 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



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

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 29**.

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

FloodScore™

Very Low

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see **page 29**



Ground stability

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

Please see **page 6** for details of the identified issues.

Natural Ground Stability	Moderate-High
Non-Natural Ground Stability	Not identified



Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 10% and 30%.

Please see **page 7** for details of the identified issues.

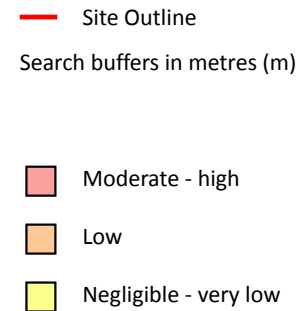
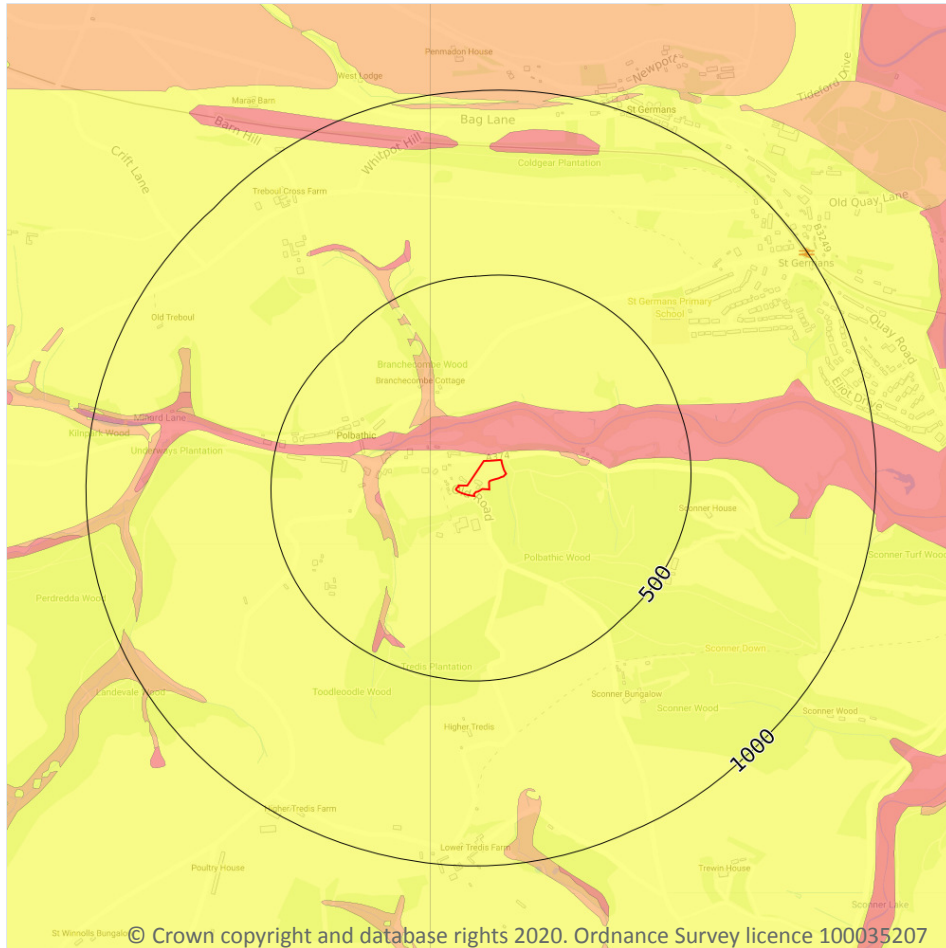
In a radon affected area



Ground stability



Natural ground subsidence



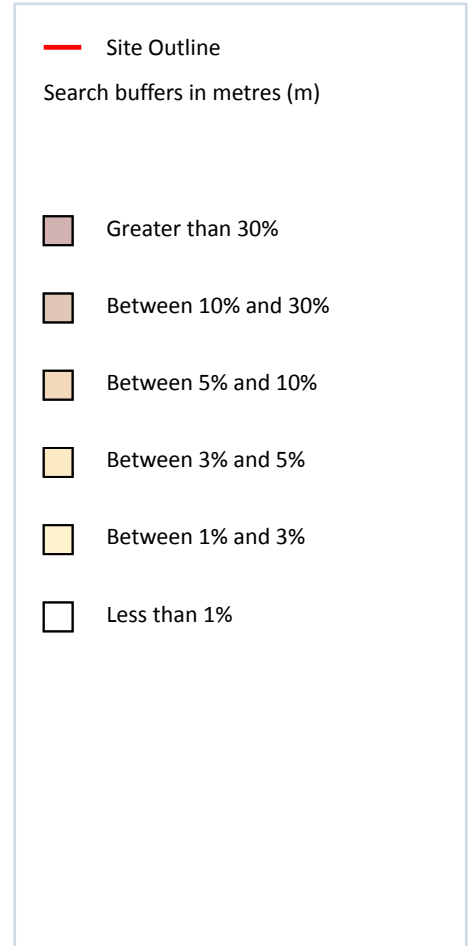
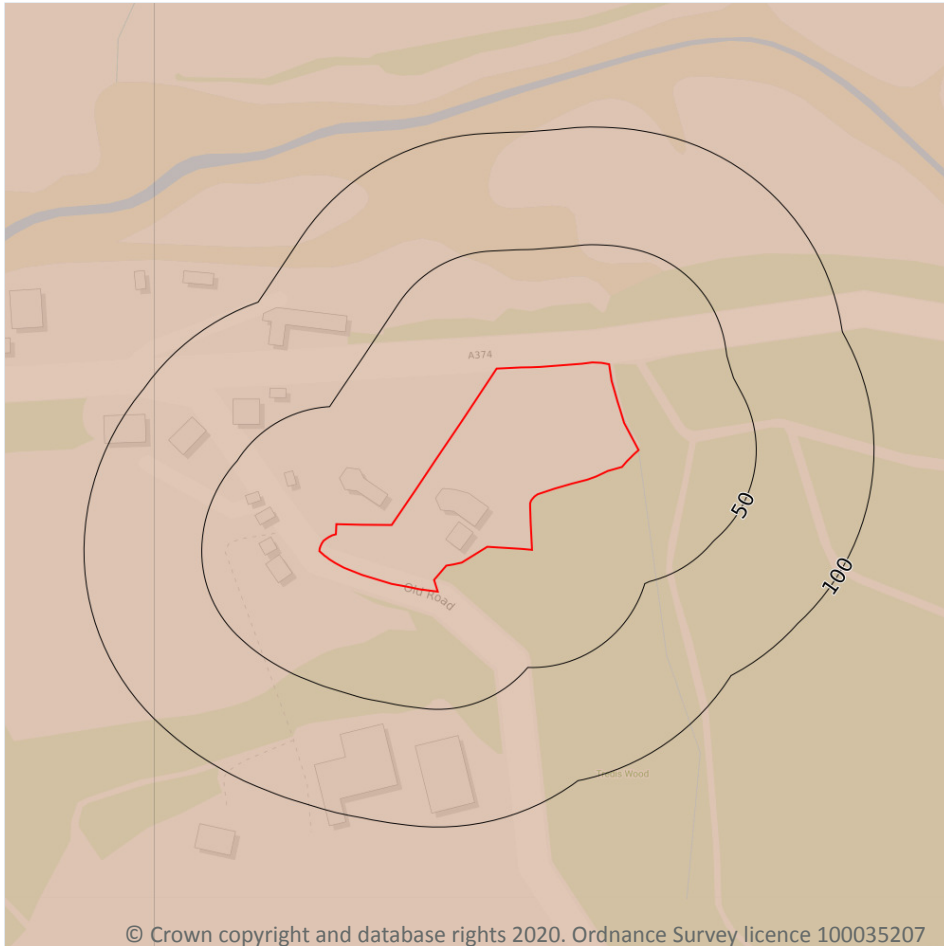
Natural ground subsidence

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 the Avista Action Alert: on **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.

Radon



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

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

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

Energy summary



Oil and Gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and Gas Areas
Oil and Gas Wells

Not identified
Not identified



Wind and Solar

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

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

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

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

Power stations

Not identified

Energy Infrastructure

Not identified

Projects

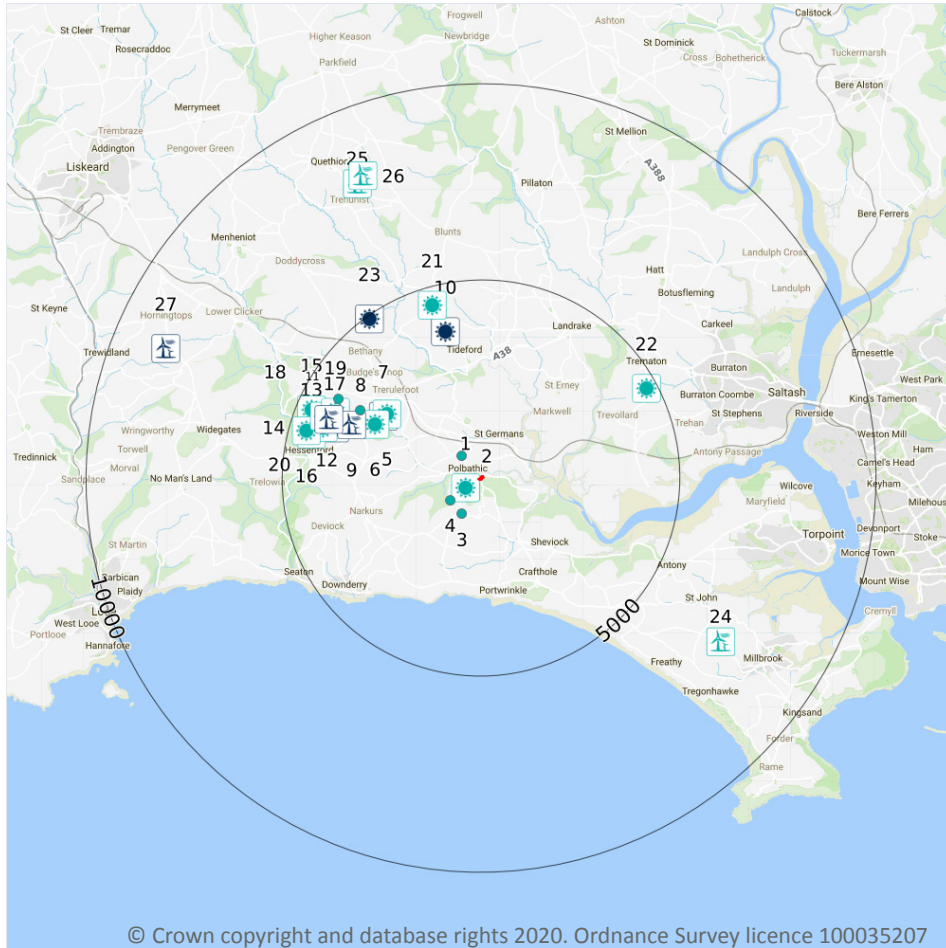
Not identified



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

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Wind

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
9	3-4 km	NW	Site Name: Bake Sawmills, Bake Lane, Trerulefoot, South West Operator Developer: Murex Energy 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: 231842, 58219

ID	Distance	Direction	Details	
20	4-5 km	NW	Site Name: Wilton Farm, Trerulefoot, Saltash, South West, PL12 5BX Operator Developer: Murex Energy 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: 231045, 58647
27	8-9 km	NW	Site Name: Fursdon Farm (Pickles Recovered), Horningtops, Liskeard, South West Operator Developer: Murex Energy 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: 227104, 60166

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	
24	7-8 km	SE	Site Name: Land At Mendennick St John Road, Millbrook, Torpoint, Cornwall, PL10 Planning Application Reference: PA12/12027 Type of Project: 3 Wind Turbines	Application Date: 2012-12-21 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction up to 25 year operation and subsequent decommissioning of up to 3 wind turbines, each with a maximum overall tip height of up to 81m above ground level, together with access tracks, temporary works, hardstanding areas, elect Approximate Grid Reference: 241247, 52692
25	8-9 km	NW	Site Name: Trecorme Barton, Quethiock, Liskeard, PL14 3SH Planning Application Reference: PA14/09612 Type of Project: 2 Wind Turbines	Application Date: 2014-10-08 Planning Stage: Detail Plans Refused Project Details: Scheme comprises Installation and operation of two small scale wind turbines with an overall tip height of 24.8 meters. Approximate Grid Reference: 231987, 64365

ID	Distance	Direction	Details	
26	8-9 km	NW	Site Name: Trecorme Barton, Quethiock, Cornwall, Liskeard, Cornwall, PL14 3SH Planning Application Reference: PA14/06403 Type of Project: 2 Wind Turbines	Application Date: 2014-07-08 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation and operation of two small scale 11kw wind turbines on agricultural land at trecorme barton with an overall tip height 24.8m. Approximate Grid Reference: 231987, 64365

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. 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	
2	709 m	NW	Site Name: St. Germans, Cornwall, Saltash, Cornwall, PL12 5PE Planning Application Reference: PA13/05184 Type of Project: Wind Turbine	Application Date: 2013-07-29 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a single domestic wind turbine on a 15m tower. Approximate Grid Reference: 234657, 57426
3	969 m	SW	Site Name: Higher Tredis Farm, Sheviock, Torpoint, PL11 3ER Planning Application Reference: PA14/10104 Type of Project: Wind Turbine	Application Date: 2014-10-22 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of 1 endurance e-3120 50kw wind turbine with hub height of 24.8m and overall tip height of 34.5m including control kiosk and temporary infrastructure. Approximate Grid Reference: 234651, 55959

ID	Distance	Direction	Details	
4	969 m	SW	Site Name: Sheviock, Cornwall, Torpoint, Cornwall, PL11 3ER Planning Application Reference: PA14/04822 Type of Project: Wind Turbine	Application Date: 2014-05-22 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 1 Endurance E-3120 50kW wind turbine with hub height of 24.8m and overall tip height of 34.5m including control kiosk and temporary infrastructure. Approximate Grid Reference: 234651, 55959
8	3-4 km	NW	Site Name: Land Adjacent To Bake Sawmills Bake Lane, Trerulefoot, Saltash, Cornwall, PL12 5BW Planning Application Reference: PA12/05275 Type of Project: Wind Turbine	Application Date: 2012-06-06 Planning Stage: Plans Approved Plans Appr on Appeal Project Details: Scheme comprises construction of a single wind turbine with maximum blade tip height of 67m, formation of new vehicular access track and associated infrastructure. Approximate Grid Reference: 232071, 58593
11	4-5 km	NW	Site Name: Land At Wilton Farm, Trerulefoot, Saltash, PL12 5BX Planning Application Reference: PA12/05276 Type of Project: Wind Turbine	Application Date: 2012-06-07 Planning Stage: Detail Plans Refused Project Details: Scheme comprises construction of a single wind turbine with maximum blade tip height of 67 m, formation of new vehicular access track and associated infrastructure. Approximate Grid Reference: 231509, 58873

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	2-3 km	NW	Land At Bake Farm, Land At Bake Farm, Bake Lane, Trerulefoot, Saltash, Cornwall, PL12 5	Contractor: Murex Energy LPA Name: Cornwall Council Capacity (MW): 5	Application Date: 19/06/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2016
10	3-4 km	N	Land At Lantrone, Tideford Cross Lane Tideford Cornwall, PL12 5JY	Contractor: Elgin Energy EsCo LPA Name: Cornwall Council Capacity (MW): 5	Application Date: 21/06/2012 Pre Consent Status: Planning Permission Refused Post Consent Status: Application Refused Date Commenced: -
17	4-5 km	W	Wilton Farm (pv), Wilton farm, Trerulefoot, Saltash, Cornwall, PL12 5BX	Contractor: Primrose Solar LPA Name: Cornwall Council Capacity (MW): 9.5	Application Date: 09/01/2013 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 01/06/2015
23	4-5 km	NW	Trequite Farm, Menheniot, Liskeard, PL14 3RQ	Contractor: Elgin Energy EsCo LPA Name: Cornwall Council Capacity (MW): 11.4	Application Date: 22/03/2013 Pre Consent Status: Planning Application Withdrawn Post Consent Status: Application Withdrawn Date Commenced: -

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
1	392 m	SW	Land South East Buttervilla Farm, Polbathic, Cornwall, PL11 3EY	Applicant name: Mr Bryan Application Status: Awaiting decision Application Date: 27/07/2018 Application Number: PA18/06716

ID	Distance	Direction	Address	Details
5	2-3 km	NW	Trerule Farm, Trerulefoot, Saltash, Cornwall, PL12 5BL	Applicant name: Murex Energy Limited Application Status: Screening Opinion Application Date: 17/12/2014 Application Number: PA14/12000
6	2-3 km	NW	Trerule Farm, Trerulefoot, Saltash, Cornwall, PL12 5BL	Applicant name: Murex Energy Limited Application Status: Pre-Application Publicly Available Application Date: 17/12/2014 Application Number: PA14/04366/PREAPP
12	4-5 km	NW	Land At Wilton Farm, Trerulefoot, Cornwall	Applicant name: Mr Martin Mellish Application Status: Third amendment to planning permission Application Date: No Details Application Number: PA15/05899
13	4-5 km	W	Land At Wilton Farm, Trerulefoot, Cornwall	Applicant name: Murex Energy Ltd Application Status: First amendment to planning permission Application Date: - Application Number: PA14/09003
14	4-5 km	W	Land At Wilton Farm, Trerulefoot, Cornwall	Applicant name: Murex Wilton Solar Top Ltd Application Status: Second amendment to planning permission Application Date: 15/12/2014 Application Number: PA14/11911
15	4-5 km	W	Land At Wilton Farm, Trerulefoot, Cornwall, TQ7 2RR	Applicant name: Mr W H Bond Application Status: Awaiting decision Application Date: 19/07/2019 Application Number: PA19/06250
16	4-5 km	W	Land At Wilton Farm, Trerulefoot Cornwall, PL12 5BX	Applicant name: Ms Nicola Waters Application Status: Fourth amendment to planning permission Application Date: 13/04/2016 Application Number: PA16/03233
18	4-5 km	W	Land At Wilton Farm, Trerulefoot, Cornwall, PL12 5BX	Applicant name: Agent Name Mr Roland Billington Application Status: Awaiting decision Application Date: 17/07/2019 Application Number: PA19/06262
19	4-5 km	NW	Land At Wilton Farm, Trerulefoot Cornwall, PL12 5BX	Applicant name: Murex Energy Ltd Application Status: Full application Application Date: 19/12/2012 Application Number: PA12/11941
21	4-5 km	N	Land Pt OS 9019 Tideford Cross Lane, Tideford, Cornwall,	Applicant name: Mrs Lynda Tossell Application Status: Overhead Electricity Lines Application Date: 14/03/2014 Application Number: PA14/02500

ID	Distance	Direction	Address	Details
22	4-5 km	NE	Alma Cottage, Crumble Tor Lane, Trematon, Cornwall	Applicant name: Mrs L Lidstone Application Status: Full application Application Date: 22/01/2013 Application Number: PA13/00591

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.

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 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.

1	Large Developments searched to 750m	Please see page 18 for details of the proposed developments.
7	Small Developments searched to 500m	Please see page 19 for details of the proposed developments.
2	House extensions or new builds searched to 125m	Please see page 20 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

Protected areas have been identified within 50 metres of the property.

Please see **page 22** for details of the identified issues.

Environmental Protected Areas **Identified**
Visual and Cultural Protected Areas **Identified**



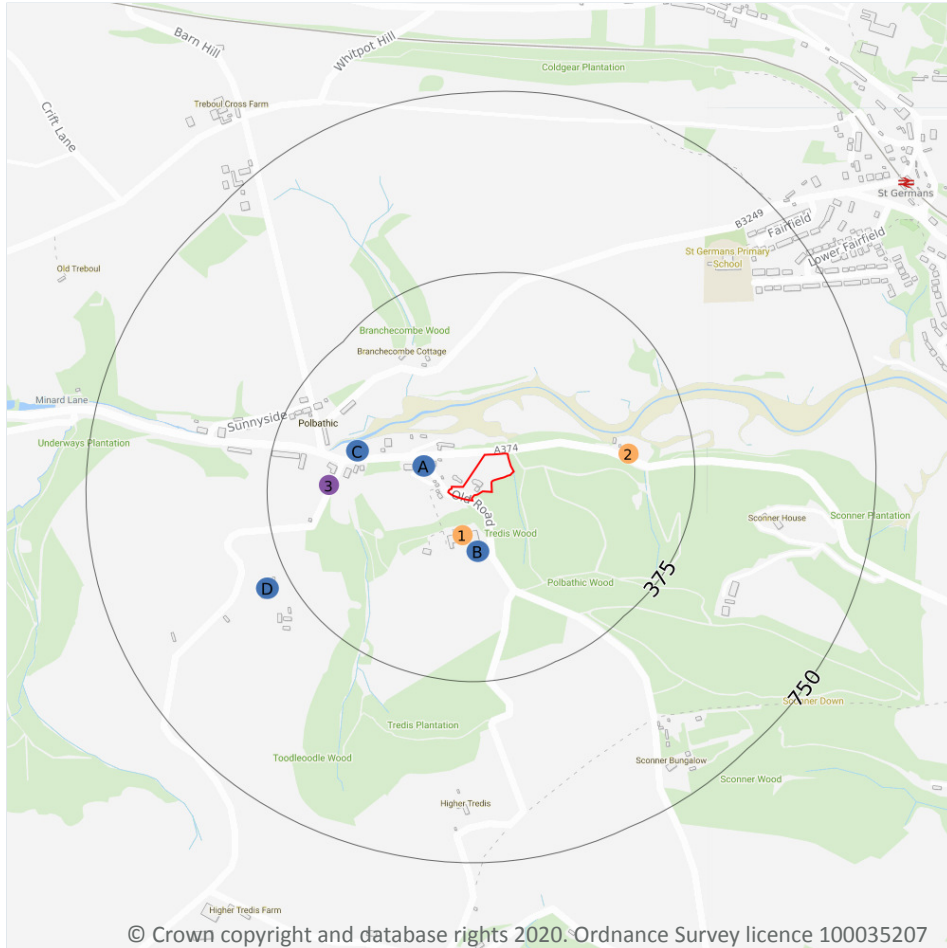
Telecoms

There are mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Please see **page 20** for details of the identified issues.

Mobile phone masts **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

1 large development within 750m from the property has 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: 3 Distance: 249 m Direction: W	Application reference: PA17/12198 Application date: 12/01/2018 Council: Cornwall Accuracy: Exact	Address: East Iron Works, Polbathic, Torpoint, Cornwall, PL11 3EY Project: 13 Houses & 6 Flats Last known status: Outline approval has been granted.	Link

Small projects searched to 500m

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

ID	Details	Description	Online record
ID: 1 Distance: 75 m Direction: S	Application reference: PA11/05401 Application date: 05/07/2011 Council: Cornwall Accuracy: Exact	Address: Granary, Polbathic, Torpoint, Cornwall, PL11 3EX Project: 82 Solar Photovoltaic Panels Last known status: Detailed plans have been granted.	Link
ID: B Distance: 107 m Direction: S	Application reference: PA16/00657 Application date: 21/01/2016 Council: Cornwall Accuracy: Exact	Address: Comms Mast At Tredis Wood, Old Road, Polbathic, Torpoint, Cornwall, PL11 3EX Project: Telecommunications Last known status: Detailed plans have been granted.	Link
ID: C Distance: 207 m Direction: W	Application reference: PA19/08643 Application date: 26/11/2019 Council: Cornwall Accuracy: Exact	Address: Venture Filling Station, Polbathic, Torpoint, Cornwall, PL11 3EU Project: 3 Houses Last known status: An application has been submitted for outline approval.	Link
ID: C Distance: 210 m Direction: W	Application reference: PA17/09843 Application date: 02/11/2017 Council: Cornwall Accuracy: Exact	Address: Polbathic Garage, Polbathic, Torpoint, Cornwall, PL11 3EU Project: 3 Houses Last known status: The application for outline approval has been withdrawn.	Link
ID: 2 Distance: 239 m Direction: E	Application reference: PA13/09092 Application date: 25/10/2013 Council: Cornwall Accuracy: Exact	Address: Lynher Boat YardCreekside Quay, Polbathic, Torpoint, Cornwall, PL11 3ET Project: Holiday Unit (Conversion) Last known status: Detailed plans have been granted.	Link
ID: D Distance: 425 m Direction: SW	Application reference: PA15/09820 Application date: 21/10/2015 Council: Cornwall Accuracy: Exact	Address: Land South WesButtervilla Farm, Polbathic, Torpoint, Cornwall, PL11 3EY Project: Agricultural Barn Last known status: Detailed plans have been granted.	Link
ID: D Distance: 427 m Direction: SW	Application reference: PA17/00335 Application date: 16/01/2017 Council: Cornwall Accuracy: Exact	Address: Buttervilla Farm, Polbathic, Torpoint, Cornwall, PL11 3EY Project: Holiday Let (Conversion) Last known status: Detailed plans have been granted.	Link

House extensions and small new builds searched to 125m

2 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: A Distance: 73 m Direction: W	Application reference: PA14/05210 Application date: 04/06/2014 Council: Cornwall Accuracy: Exact	Address: 2 Kellow Park, Old Road, Polbathic, Torpoint, Cornwall, South West, PL11 3EX Project: House (Extension) Last known status: Detailed plans have been granted.	Link
ID: A Distance: 73 m Direction: W	Application reference: PA13/09379 Application date: 11/10/2013 Council: Cornwall Accuracy: Exact	Address: Kellow Park, 2 Old Road, Polbathic, Torpoint, Cornwall, South West, PL11 3EX Project: House (Extension) Last known status: Detailed plans have been granted.	Link

Mobile phone masts

Mobile phone masts

There is a mobile phone mast within 107m of the property. See below for details of the mast and its location. Please note that this data may be incomplete or out of date and Groundsure recommends checking for any entries in the Mobile Phone Mast Planned section, as masts added since 2012 may appear there instead.

ID	Distance	Direction	Operator	Type	Antenna	Band	Power(dBW)
B	107 m	S	O2	GSM	16.5	900	18.4

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder. The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

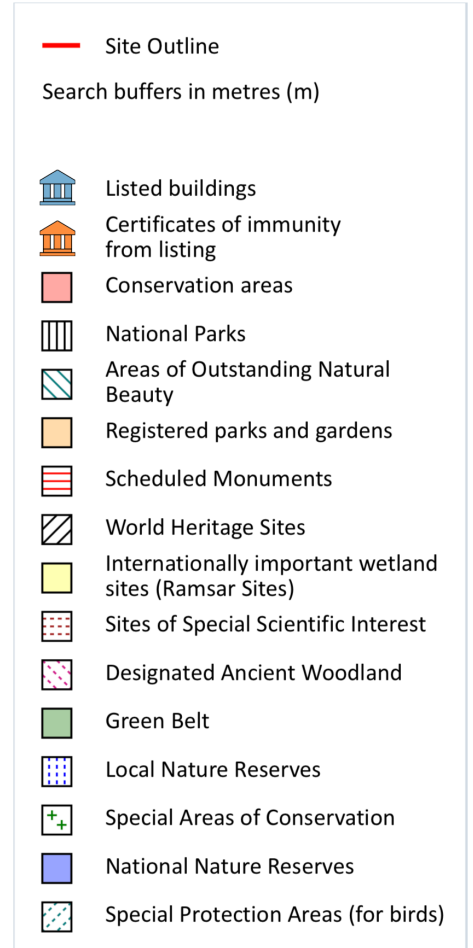
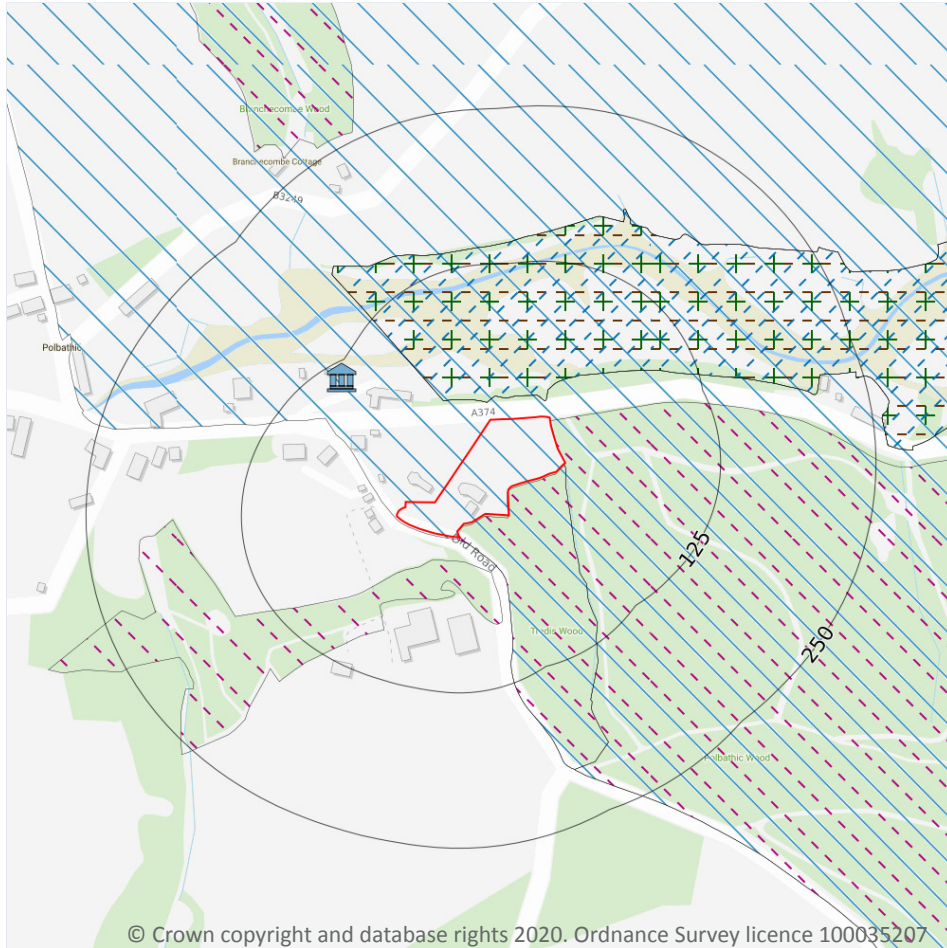
Mobile phone masts planning records

Planning permission has been sought for a new mobile phone mast within 107m of the property.

As this information is normally updated quarterly, the mast could already have been built or may be in the planning stages. Further details on the progress of the application should be available on the Local Authority's planning website.

ID	Distance	Direction	Applicant Detail	Details
B	107 m	S	No Details 21/01/2016 Vodafone Group plc	Scheme comprises installation of a replacement 22.50 metre high monopole supporting 6 antennas and 1 dish antenna together with a series of replacement ground based equipment cabinets.

Planning Constraints



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Environmental Designations

Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
13 m	N	Lynher Estuary	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>

Special Areas of Conservation

SACs are strictly protected conservation sites, under the EC Habitats Directive. They are always located within a Site of Special Scientific Interest (SSSI). This additional SAC designation is recognition that some or all of the wildlife habitats and species within the SSSI require additional protection. There will be strict planning constraints for any developments within these areas.

Distance	Direction	SAC Name	Data Source
13 m	N	Plymouth Sound & Estuaries	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <http://jncc.defra.gov.uk/page-23>

Special Protection Areas (for birds)

SPAs protect rare, vulnerable and migratory birds in accordance with the Bird Directive, which came into force in April 1979. They are strictly protected sites, as they are internationally important for threatened habitats and species. As a result there are strict planning constraints on any developments within these areas.

Distance	Direction	SPA Name	Data Source
13 m	N	Tamar Estuaries Complex	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <http://jncc.defra.gov.uk/page-162>

Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
0	on site	POLBATHICK/TREDIS WOODS	Ancient & Semi-Natural Woodland
0	on site	POLBATHICK/TREDIS WOODS	Ancient Replanted Woodland
19 m	S	POLBATHICK/TREDIS WOODS	Ancient Replanted Woodland

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences> for further information

Visual and Cultural Designations

Areas of Outstanding Natural Beauty

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside in England and Wales. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

Distance	Direction	AONB/NSA Name	Data Source
0	on site	Tamar Valley	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management>

Datasets searched

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

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former tanks	Not identified	Pollution incidents	Not identified
Former energy features	Not identified	Flood Risk	
Former petrol stations	Not identified	Risk of flooding from rivers and the sea	Not identified
Former garages	Not identified	Flood storage areas: part of floodplain	Not identified
Former military land	Not identified	Historical flood areas	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Areas benefiting from flood defences	Not identified
Waste site no longer in use	Not identified	Flood defences	Not identified
Active or recent landfill	Not identified	Proposed flood defences	Not identified
Former landfill (from Environment Agency Records)	Not identified	Surface water flood risk	Not identified
Active or recent licensed waste sites	Not identified	Groundwater flooding	Not identified
Recent industrial land uses	Not identified	Ground stability	
Current or recent petrol stations	Not identified	Natural ground subsidence	Identified
Hazardous substance storage/usage	Not identified	Natural geological cavities	Not identified
Sites designated as Contaminated Land	Not identified	Coal mining	Not identified
Historical licensed industrial activities	Not identified	Non-coal mining	Not identified
Current or recent licensed industrial activities	Not identified	Mining cavities	Not identified
Local Authority licensed pollutant release	Not identified	Infilled land	Not identified
Pollutant release to surface waters	Not identified	Radon	
Pollutant release to public sewer	Not identified	Radon	Identified
Dangerous industrial substances (D.S.I. List 1)	Not identified		

Oil and Gas

Oil or gas drilling well	Not 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
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	Identified
Mobile phone masts planning records	Identified

Planning constraints

Sites of Special Scientific Interest	Identified
Internationally important wetland sites (Ramsar Sites)	Not identified

Planning constraints

Special Areas of Conservation	Identified
Special Protection Areas (for birds)	Identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	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

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.

Ambiental FloodScore™

The property has been rated as **Very Low** risk.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>).

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

The Ambiental FloodScore™ is classified into six different bandings:

Very High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate-High indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

Moderate indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Low indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

Very Low indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.

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 are represented in this report as single points and are derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. This single point may not represent the nearest border of the development and may fall outside of the development boundary. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development and how this may impact the subject property.

Groundsure have incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure have distilled these into three core categories. These categories are large urban, urban and rural and the following search distances apply:

- Large urban: 250m for large projects, 50m for small projects and house extensions
- Urban: 500m for large projects, 250m for small projects and 50m for house extensions
- Rural: 750m for large projects, 500m for small projects and 125m for house extensions

Please note, the search radius assigned to this property is detailed within the planning section of the report.

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 have excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report also excludes information on Lawful Development Certificates, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

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. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content.

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. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). 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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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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