

DERNA, BEACH ROAD, PORTHTOWAN, TR4 8AA

Professional opinion

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



 **Contaminated Land Liability**
Passed See [page 10](#) > for details

 **Flooding**
High [page 10](#) >

Further guidance

 **Ground Stability**
Identified [page 10](#) >

 **Radon**
Identified [page 11](#) >

 **Energy**
Identified [page 20](#) >

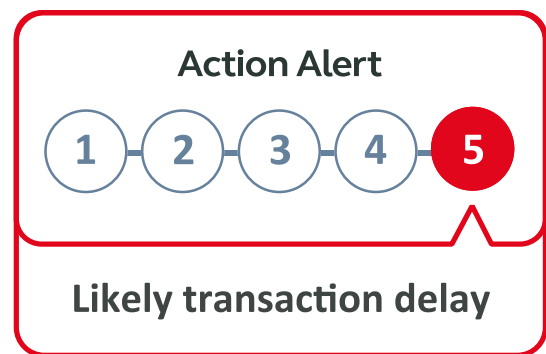
 **Transportation**
Not identified

 **Planning Constraints**
Identified [page 32](#) >

 **Planning Applications**
34 [page 32](#) >

Next steps indicator

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



ClimateIndex™

ClimateIndex™ projects changes in physical and transition risks from:



Flooding



Ground stability



Coastal erosion

5 years



Moderate risk

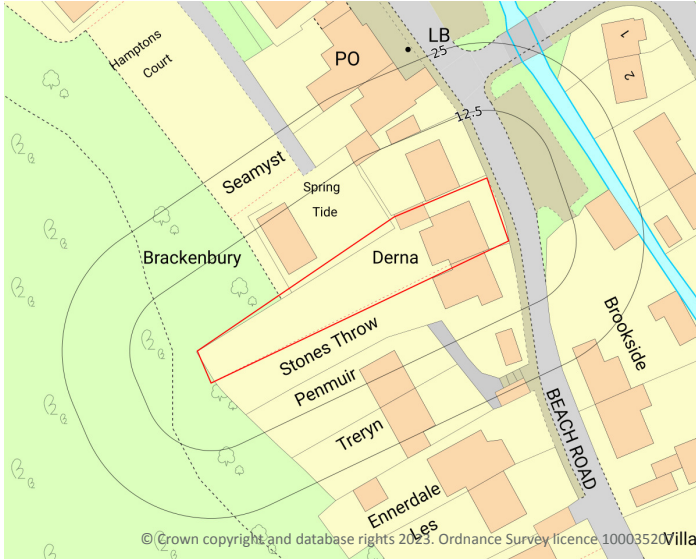
30 years



Moderate risk

Please refer to [page 6](#) > for details and guidance

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

Action Alert

5

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 42](#) >.



Contaminated Land

The property has passed Groundsure's Contaminated Land Liability assessment. Historical land uses (detailed in the Contaminated Land section of this report) may necessitate further assessment should the property be developed. The Local Planning Authority may formally request this through planning conditions. Occupation and enjoyment of the property for ongoing, continued use should not be affected.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
Your ref: Smiths_at_Derna
Grid ref: 169338 047764



Flooding

Flooding

An elevated level of flood risk has been identified at the property.

Next steps for consideration:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/> ↗
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at info@groundsure.com ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood



Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, mining other than coal, infilled land. You should consider the following:



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
Your ref: Smiths_at_Derna
Grid ref: 169338 047764


Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- you should also check whether the property benefits from a current NHBC guarantee or other environmental warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report
- a more detailed mining search may also further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

 **Radon**

The property is in an area where elevated radon levels are expected to be found in 10-30% of properties.

Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- 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
- all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status
- 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 facilities, transport infrastructure 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 constraints

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



ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

5 years



Moderate risk

30 years



Moderate risk

ClimateIndex™

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

	5 years	30 years
Surface water flooding	Moderate	Moderate
River flooding	Low	Low
Coastal flooding	Negligible	Negligible
Ground instability	Negligible	Negligible
Coastal erosion - defended	Negligible	Negligible
Coastal erosion - undefended	Negligible	Negligible
Coastal erosion - complex cliffs	Negligible	Negligible



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
 Your ref: Smiths_at_Derna
 Grid ref: 169338 047764

In 30 years time your property has a ClimateIndex™ rating of D: There are physical risks that could affect the property either now or in the future. The availability of insurance or a mortgage in the coming years could be affected and you should take this into account and discuss it with your insurer to find out if the property is likely to be insurable in the next 5 to 30 years. You may wish to raise this at the time of valuation.

Climate change is likely to increase the risk of flooding on this property over time. To best protect the property, and your investment, against this risk we recommend the following:

- Investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion, and take into consideration that premiums could be impacted in the future if the risk increases due to climate change;
- Check to see if the property is eligible for the [Flood Re](#) ↗ scheme. Please note this scheme is due to end in 2039 and owners may be required to invest in improving flood resiliency of the property in order to obtain affordable insurance. Your insurance provider may be able to provide further information;
- Sign up for [flood warnings](#) ↗ provided by the government;
- Look into the various forms of flood [resistance](#) ↗ and [resilience](#) ↗ measures that will help protect your property in the event of a flood.

See [page 40](#) > for further details.



ClimateIndex™ transition risks

Energy Performance Certificates (EPC)

All UK properties have an EPC rating that determines how energy efficient they are. To find out the rating for this property, you can visit gov.uk's [Find an energy certificate](#) ↗ service. EPC certificates are valid for 10 years. These will need to be renewed when you wish to sell a property or let to a new tenant.

The EPC certificate will provide property-specific information and guidance on potential options and costs around retrofitting for energy efficiency you may wish to explore either now or at a later date.

Landlords

Currently, the Minimum Energy Efficiency Standards (MEES) requires all rented properties being let in England and Wales to have a minimum EPC rating of 'E'.

By 2028, all rental properties must have an EPC rating of at least 'C'.

The penalty for not having a valid EPC will be raised from £5,000 to £30,000 in 2028.

If the property has an EPC rating of D or E it is important that you consider required or planned retrofit costs against any anticipated equity gain.

Conversely, if energy efficiency is improved at the property through investment in recommended measures, you may be able to unlock improved rates through the increasing number of green mortgages on the market from lenders. A number are now looking at incentivising landlords to invest in energy improvement measures, including reduced or tapered rates once works have been completed. This may have a beneficial effect on the annual profitability of the rental.



ClimateIndex™ transition risks

Flood protection

Flood Re is a government-backed insurance scheme in the United Kingdom that aims to make flood insurance more affordable and available for properties at high risk of flooding. It allows insurers to pass on the flood risk element of home insurance policies to Flood Re. This enables insurers to offer more affordable premiums to homeowners in high-risk flood areas.

This only impacts properties built before January 1st 2009, as properties built after should have been built to stricter flood resistant standards.

If your property is not covered by Flood Re or if you're facing challenges in obtaining affordable insurance, demonstrating investment in flood resilience measures may improve your prospects with insurers.

The Flood Re scheme **concludes in 2039**, meaning affordable flood insurance may be harder to secure.

By installing flood resilience measures in your property, you can increase the likelihood of securing affordable insurance even after the Flood Re scheme ends. This, in turn, can positively impact the availability of mortgages for your property.

Reducing flood risk

Flood resistance measures aim to prevent or reduce flood damage, while **flood resilience** measures focus on adapting and recovering from flood impacts. Other measures are available and we recommend seeking advice from a flood protection specialist.

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



Environmental summary



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

Please see the Action Alert on [page 2](#) > for further advice.



Contaminated Land

Our Contaminated Land searches have found some potential contamination risks, although these are not considered to be significant under Contaminated Land legislation. If any part of the site was to be (re)developed it is possible that you might have to investigate the presence of contamination from these land uses further.

Please see [page 12](#) > for details of the identified issues and [page 45](#) > for our assessment methodology.

Contaminated Land Liability **Passed**

Past Land Use **Identified**

Waste and Landfill **Passed**

Current and Recent Industrial **Passed**



Flooding

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

Please see [page 13](#) > for details of the identified issues.

River and Coastal Flooding **Medium**

Groundwater Flooding **Low**

Surface Water Flooding **Significant**

Past Flooding **Not identified**

Flood Storage Areas **Not identified**

FloodScore™ insurance rating

High

The rating is compiled by Ambiental, a leading flood risk analysis company. Please see [page 45](#) >



Ground stability

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

Please see [page 15](#) > for details of the identified issues.

Natural Ground Stability **Moderate-High**

Non-Natural Ground Stability **Identified**



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
 Your ref: Smiths_at_Derna
 Grid ref: 169338 047764

Rn Radon

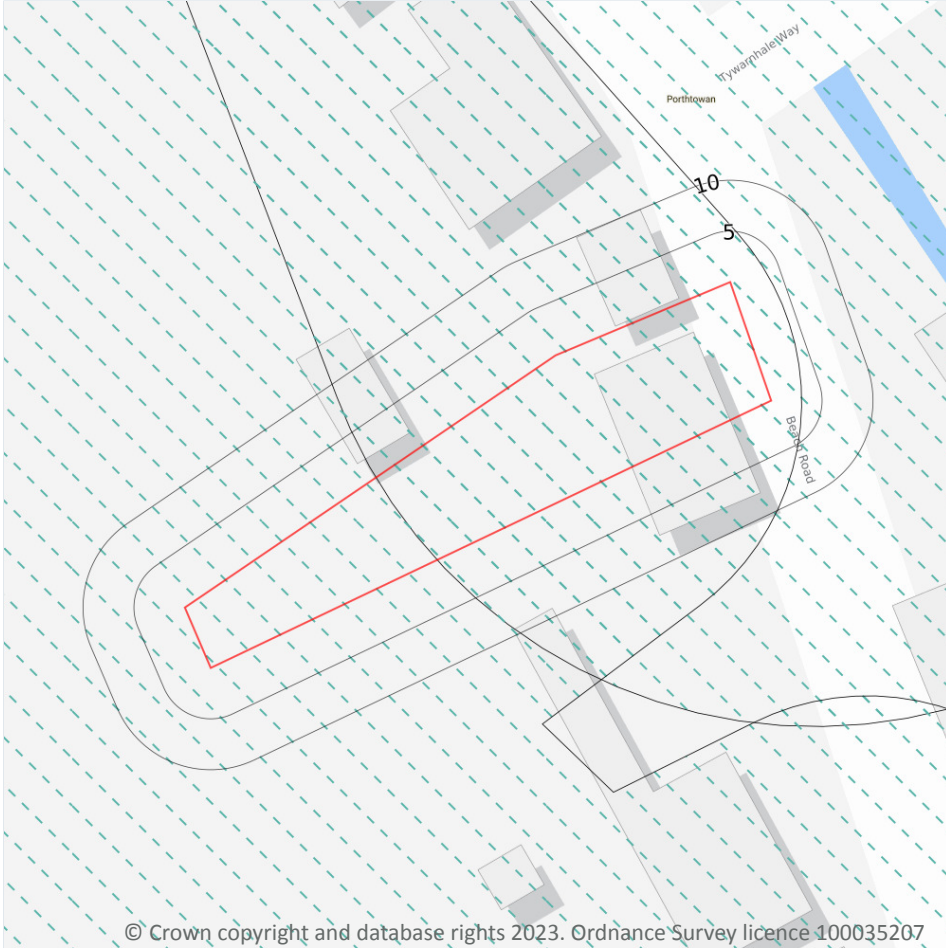
The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 10% and 30%.

Please see [page 19](#) > for details of the identified issues.

**In a radon
affected area**



Contaminated land / Past land use



Site Outline

Search buffers in metres (m)

- Former industrial land uses

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

Former industrial land use (1:10,560 and 1:10,000 scale)

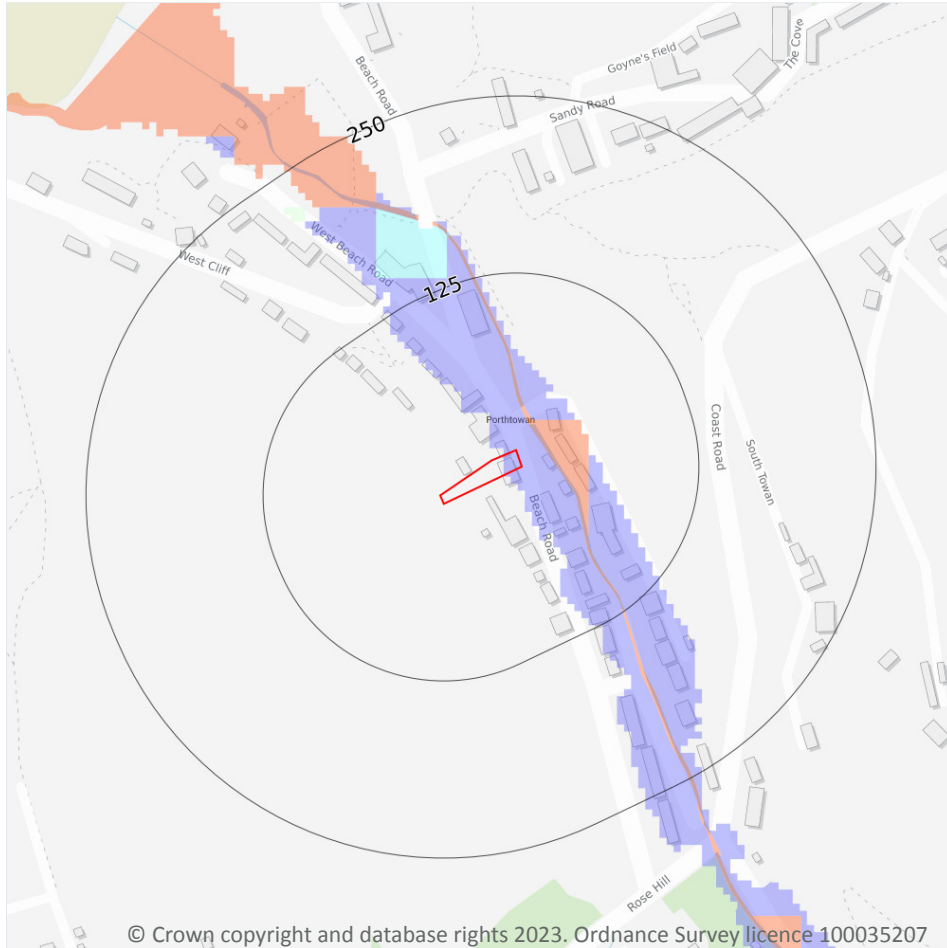
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see the Action Alert on [page 2](#) > for further advice.

Distance	Direction	Use	Date
0	on site	Disused Tin	1879
0	on site	Disused Copper	1908

This data is sourced from Ordnance Survey/Groundsure.

Flooding / Risk of flooding from rivers and the sea



Site Outline

Search buffers in metres (m)

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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

Risk of flooding from rivers and the sea

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

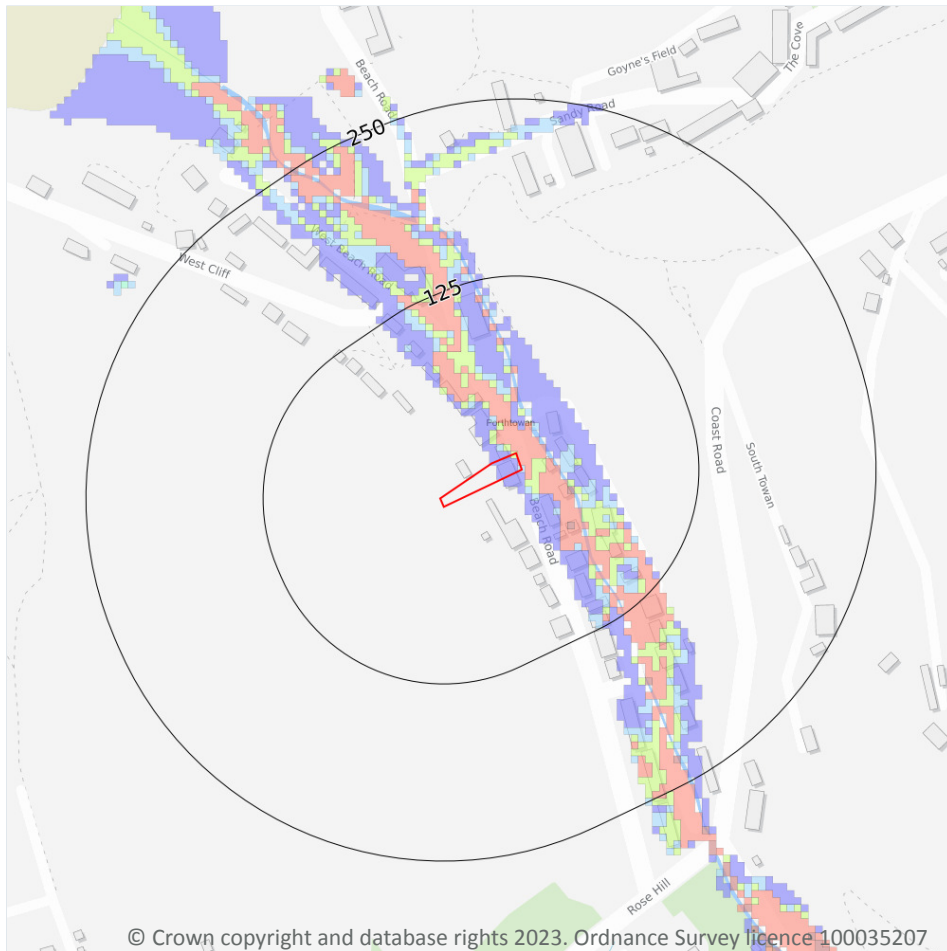
RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See [page 45](#) > for explanation of the levels of flood risk.

Please see the Action Alert on [page 2](#) > for further advice.

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



Flooding / Surface water flood risk



Site Outline

Search buffers in metres (m)

Surface water flood risk

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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

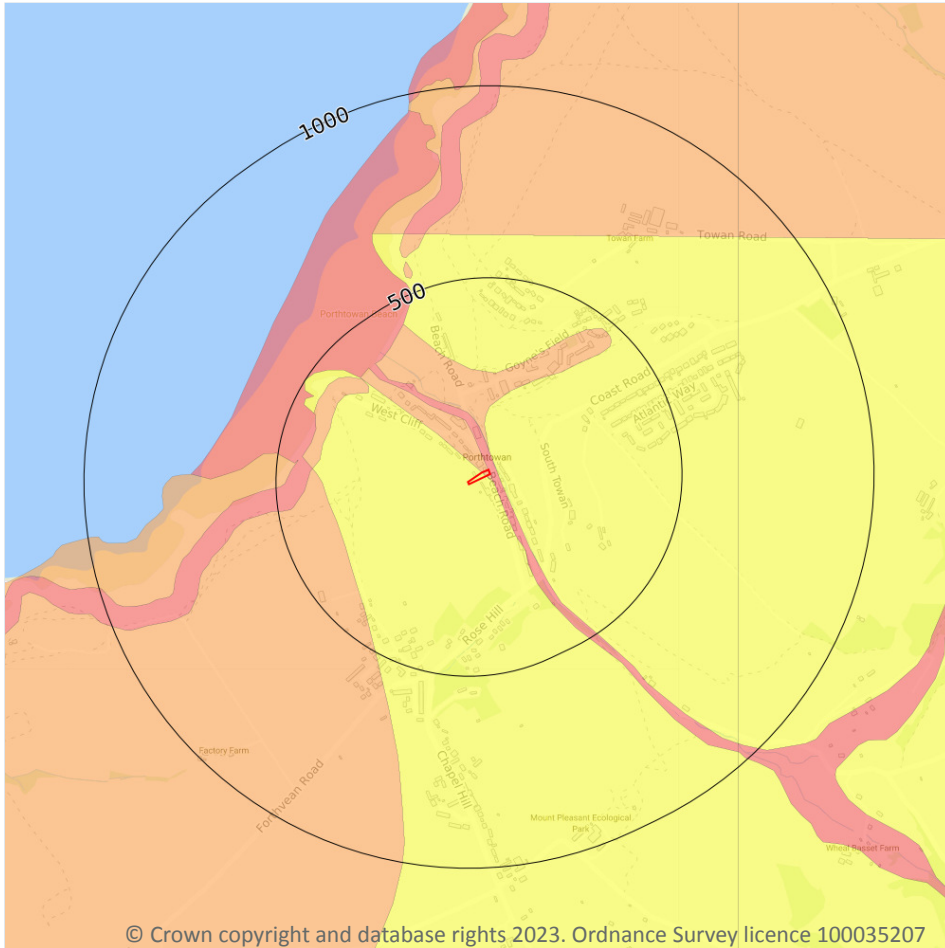
Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. 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. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiental Risk Analytics maps.

Ground stability / Natural ground subsidence



— Site Outline
Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

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 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.

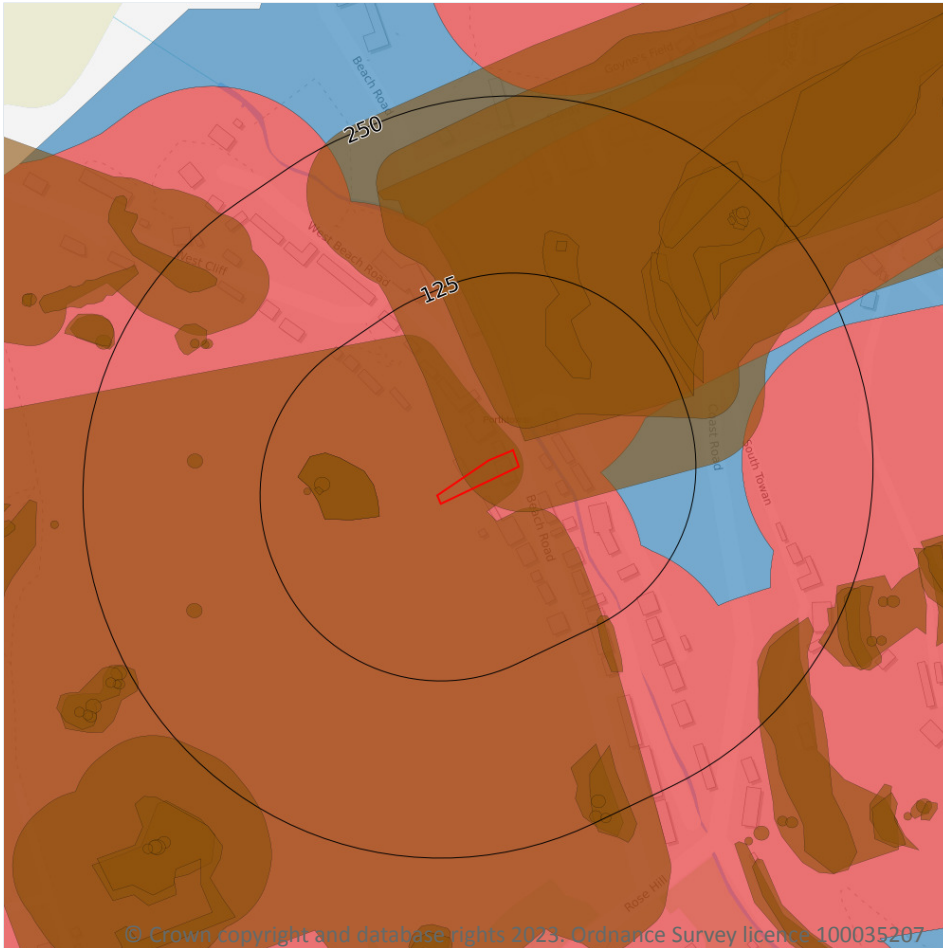


[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
Your ref: Smiths_at_Derna
Grid ref: 169338 047764

Ground stability / Non-natural ground subsidence



— Site Outline

Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

Non-coal mining

The property is located in an area that may be affected by surface or sub-surface mining. The BGS has identified that underground mining is known to have occurred in proximity to the property. However, this does not confirm if the property will be directly affected.

Please see the Action Alert on [page 2](#) > for further advice.

Distance	Direction	Name	Commodity	Assessment of likelihood
0	on site	Not available	Vein Mineral	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

Distance	Direction	Name	Commodity	Assessment of likelihood
58 m	E	Not available	Vein Mineral	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
171 m	N	Not available	Vein Mineral	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey (BGS).

Mining cavities

There is a hole or cavity caused by mining close to the property. Such mining cavities may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used. However, this does not confirm whether the property will be directly affected.

Please see the Action Alert on [page 2 >](#) for further advice.

Distance	Direction	Address	Bedrock Deposits	Type of Mining
109 m	W	Cliffdowns Mine, Porthowan, Cornwall	Porthowan Formation	Unknown
194 m	NE	Sound, Porthowan, Cornwall	Porthowan Formation	Unknown

The above Mining Cavities information is provided by Stantec UK Ltd.

Infilled land

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

Please see the Action Alert on [page 2 >](#) for further advice.

Distance	Direction	Use	Date
0	on site	Disused Copper	1908
0	on site	Disused Tin	1879
11 m	NE	Disused Copper	1908
17 m	NE	Unspecified Disused Mine	1958



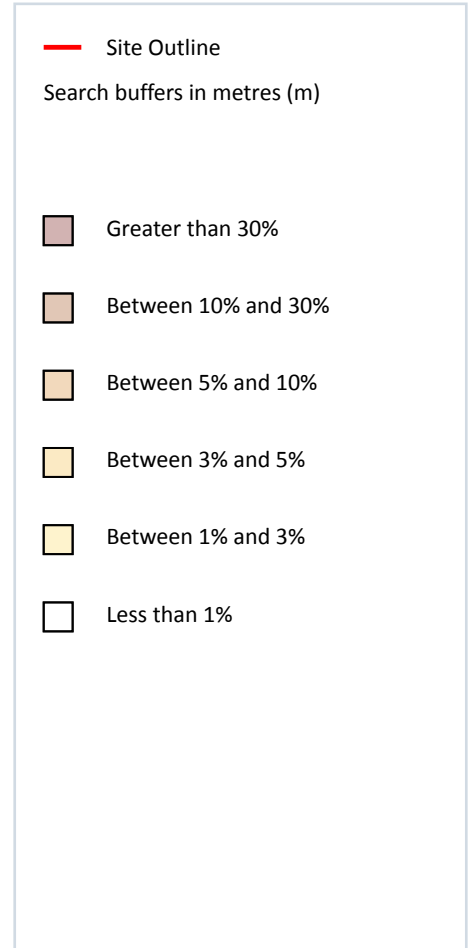
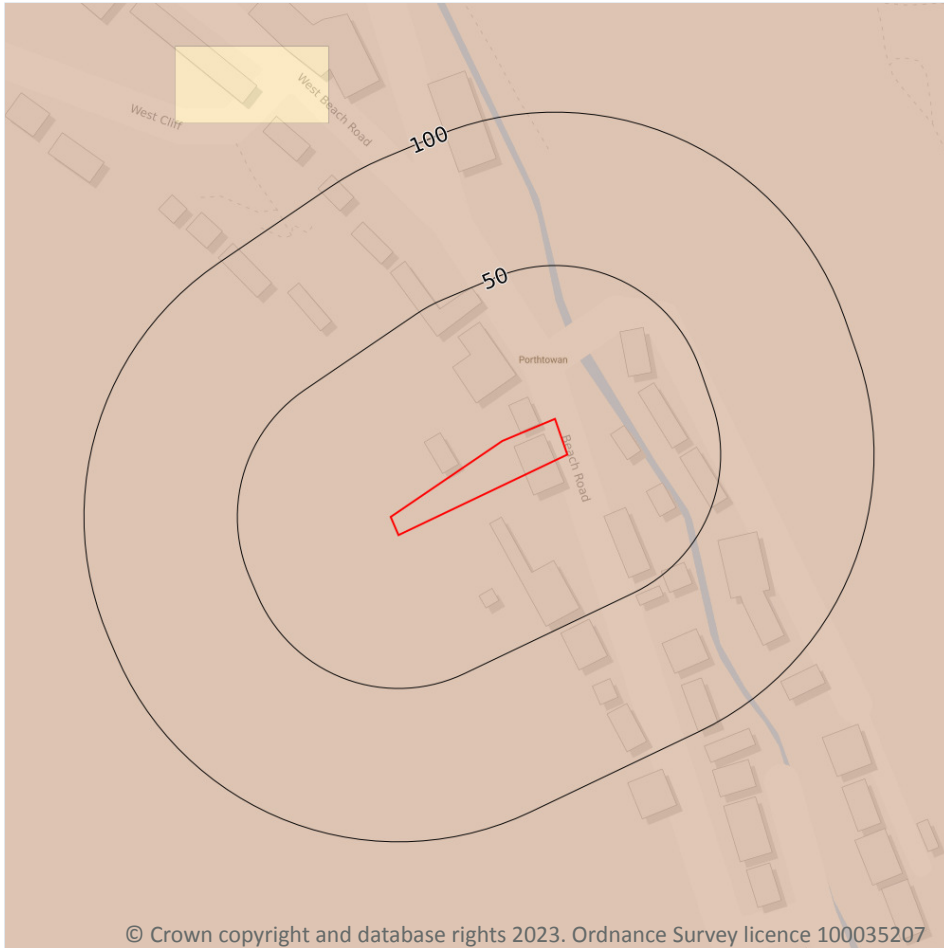
Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at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

[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
Your ref: Smiths_at_Derna
Grid ref: 169338 047764

Radon



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

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 UK Health Security Agency (UKHSA) 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.

Please see the Action Alert on [page 2](#) > for further advice.

This data is sourced from the British Geological Survey/UK Health Security Agency.

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 Action Alert on [page 2](#) > for further advice. Additionally, see [page 21](#) > 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

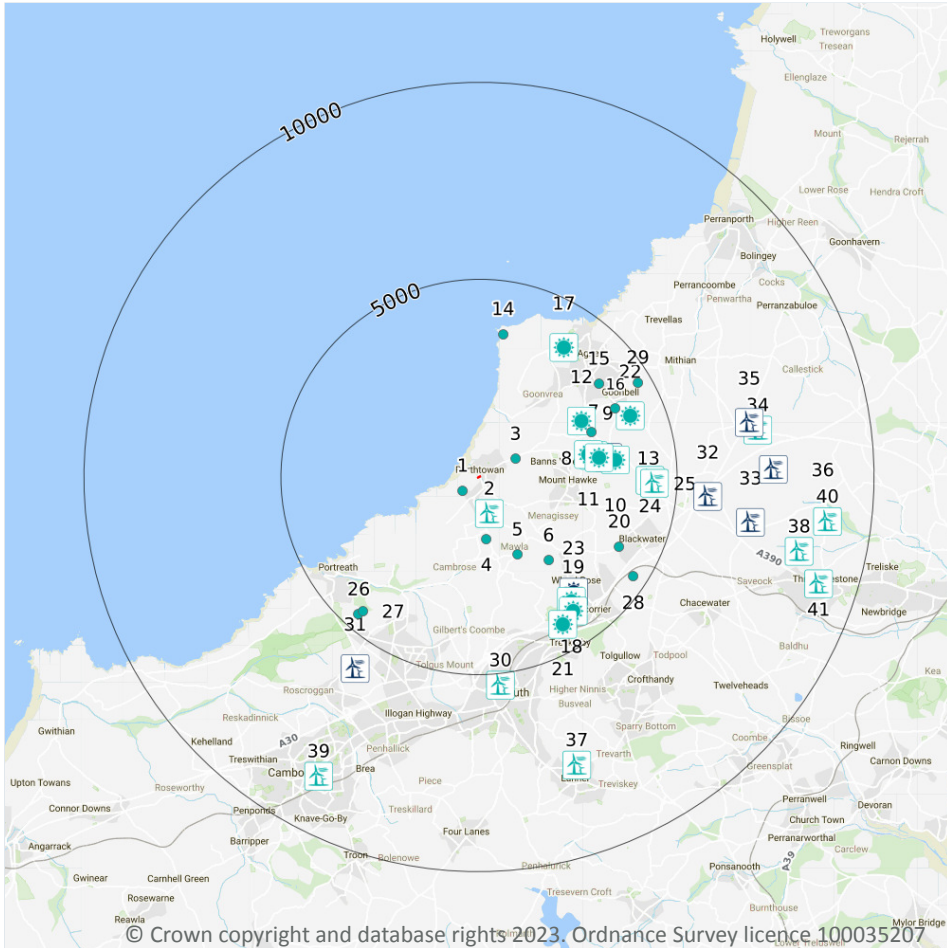
Not identified

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

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	
31	5-6 km	SW	Site Name: Merrose Farm, Illogan Downs, Illogan, Redruth, South West, TR15 3UZ Operator Developer: Capture Energy Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 166179, 42897

ID	Distance	Direction	Details	
32	5-6 km	E	Site Name: Roscarnick Farm, Threeburrows, Blackwater. Truro, South West Operator Developer: ICE Renewables Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.275MW Total project capacity: 0.275 Approximate Grid Reference: 175130, 47265
33	6-7 km	E	Site Name: Truro Airfield (Resubmission), Tregavethan, Truro, South West, TR4 9EX Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.085MW Total project capacity: 0.085 Approximate Grid Reference: 176214, 46607
35	7-8 km	E	Site Name: Pendale Farm, North East Of Truro Sawmills, Pendale Farm, Penhallow, Truro, South West, TR4 9NF Operator Developer: TGC Renewables (The Green Company) Status of Project: Operational	Type of project: Onshore Number of Turbines: 2 Turbine Capacity: 0.1MW Total project capacity: 0.2 Approximate Grid Reference: 176566, 49287
36	7-8 km	E	Site Name: Four Burrows, nr Truro, South West Operator Developer: EcoGen Services Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 15 Turbine Capacity: 0.3MW Total project capacity: 4.5 Approximate Grid Reference: 176797, 47952

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	
2	954 m	S	Site Name: Mount Pleasant Ecological Park Chapel Hill, Porthtowan, Truro, Cornwall, TR4 8HL Planning Application Reference: PA25/1070/10/G Type of Project: 3 Wind Turbines	Application Date: 2010-07-15 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of three 12 metre high wind turbines. Approximate Grid Reference: 169586, 46831
24	4-5 km	E	Site Name: Teagle Machinery Ltd, Blackwater, Truro, Cornwall, TR4 8HQ Planning Application Reference: PA10/07633 Type of Project: 3 Wind Turbines	Application Date: 2010-11-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of three 50kw micro wind turbines. Approximate Grid Reference: 173665, 47674
25	4-5 km	E	Site Name: Teagle Machinery Ltd, Blackwater, Truro, Cornwall, TR4 8HQ Planning Application Reference: PA11/03926 Type of Project: 4 Wind Turbines	Application Date: 2011-05-20 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises siting of 4 55kW micro turbines. Approximate Grid Reference: 173665, 47674
30	5-6 km	S	Site Name: 74 Green Lane, Redruth, Kerrier, Cornwall, TR15 1LT Planning Application Reference: PA06/01349/F Type of Project: 12 Wind Turbines & Launderette	Application Date: 2006-07-24 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a laundry room extension and provision of 12 small wind turbines. Approximate Grid Reference: 169868, 42475
34	7-8 km	E	Site Name: Land North East Of, Truro Sawmills Pendale Farm, Truro, Cornwall, TR4 9NF Planning Application Reference: PA12/01589 Type of Project: 2 Wind Turbines	Application Date: 2012-02-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 wind turbines, access and associated works. Approximate Grid Reference: 176400, 48950
37	7-8 km	S	Site Name: Bolivar House Higher Pennance, Lanner, Redruth, Cornwall, TR16 5TQ Planning Application Reference: PA11/06811 Type of Project: 2 Wind Turbines & Solar PV Array	Application Date: 2011-08-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 2 Proven 11 wind turbines and one 4kW solar PV ground mounted array. Approximate Grid Reference: 171805, 40448



ID	Distance	Direction	Details	
38	8-9 km	E	Site Name: Croft West West Langarth, Threemilestone, Truro, Cornwall, TR4 9AN Planning Application Reference: PA11/06931 Type of Project: 2 Wind Turbines	Application Date: 2011-08-26 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2 endurance E-3120 55kw wind turbines. Approximate Grid Reference: 177450, 45872
39	8-9 km	SW	Site Name: Tesco Stores Limited, Wesley Street, Camborne, Kerrier, Cornwall, TR14 8DT Planning Application Reference: PA07/01634/F Type of Project: 2 Wind Turbines	Application Date: 2007-10-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 10.6 m high wind turbines. Approximate Grid Reference: 165253, 40164
40	8-9 km	E	Site Name: Land At Tregavethan Bosvisack, Tregavethan, Truro, Cornwall, TR4 9EJ Planning Application Reference: PA12/05171 Type of Project: 2 Wind Turbines	Application Date: 2012-05-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two small wind turbines 24m hub height, 19.2m blade diameter, 34.41m overall height - application accompanied by an environmental statement. Approximate Grid Reference: 178170, 46629
41	9-10 km	E	Site Name: 1 Tregavethan View, Threemilestone, Truro, Cornwall, TR3 6SS Planning Application Reference: PA12/01511 Type of Project: 2 Wind Turbines	Application Date: 2012-03-05 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 2 50kW wind turbines - application accompanied by an Environmental Statement. Approximate Grid Reference: 177944, 45049

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	506 m	SW	Site Name: West Towan House, Jollys Lane, Porthtowan, Truro, Carrick, Cornwall, TR4 8AX Planning Application Reference: PA25/1194/07/R Type of Project: Wind Turbine	Application Date: 2007-06-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a proven 6kW wind turbine on 9 metre mast. Approximate Grid Reference: 168912, 47414
3	1-2 km	NE	Site Name: Torvean Coast Road, Porthtowan, Truro, Cornwall, TR4 8AJ Planning Application Reference: PA11/01019 Type of Project: Wind Turbine	Application Date: 2011-02-07 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of a 5KW domestic wind turbine on a 15m monopole mast. Approximate Grid Reference: 170249, 48222
4	1-2 km	S	Site Name: Land At, Mawla Lane End, Redruth, Cornwall, Cornwall, TR16 5DN Planning Application Reference: PA12/07280 Type of Project: Wind Turbine	Application Date: 2012-07-30 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of an 18.4m, 11kw gaia 133 wind turbine for renewable and sustainable electricity generation. Approximate Grid Reference: 169798, 46524
5	2-3 km	SE	Site Name: Mawla House, Redruth, Mawla, Cornwall, TR16 5DW Planning Application Reference: PA25/1947/08/R Type of Project: Wind Turbine	Application Date: 2008-11-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a grid connected 6kw domestic wind turbine on a 15m mast. Approximate Grid Reference: 170298, 45795



ID	Distance	Direction	Details	
6	2-3 km	SE	Site Name: Stencoose Farm Stencoose, Scorrier, Redruth, Cornwall, TR16 5DQ Planning Application Reference: PA12/06465 Type of Project: Wind Turbine	Application Date: 2012-07-09 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of single 10kW aircon wind turbine with a hub height of 18m and three blades with a rotor diameter of 7.5m. Approximate Grid Reference: 171090, 45647
8	3-4 km	E	Site Name: Scoll Cottage Scoll Bridge, St. Agnes, Cornwall, TR5 0PE Planning Application Reference: PA11/07459 Type of Project: Wind Turbine	Application Date: 2011-09-29 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of Endurance E-3120 55kW wind turbine on a 25m tower. Approximate Grid Reference: 172172, 48900
14	3-4 km	N	Site Name: Coastwatch Lookout, St. Agnes Head, St. Agnes, Carrick, Cornwall, TD15 2SF Planning Application Reference: PA25/0519/07/G Type of Project: Wind Generator & Solar Panels	Application Date: 2007-03-20 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises improvements to lookout and installation of wind generator, solar panels and radar scanner dome. Approximate Grid Reference: 169934, 51389
15	3-4 km	NE	Site Name: Endean Farm Goonown, Goonown, St. Agnes, Cornwall, TR5 0XE Planning Application Reference: PA11/07321 Type of Project: Wind Turbine	Application Date: 2012-02-15 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises Installation of 11kw wind turbine on an 18m tower. Approximate Grid Reference: 172364, 50132
16	3-4 km	NE	Site Name: Shemara, Goonbell, St. Agnes, Carrick, Cornwall, TR5 0PQ Planning Application Reference: PA25/1849/06/R Type of Project: House & Wind Turbine	Application Date: 2006-09-28 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises demolition of extensions and construction of detached garage with office/studio over and new 2 storey front house extension, wind turbine and water harvesting tank. Approximate Grid Reference: 172785, 49501



ID	Distance	Direction	Details	
20	3-4 km	SE	Site Name: Wheal Briton Farm, Blackwater, Truro, Cornwall, TR4 8HJ Planning Application Reference: PA11/08558 Type of Project: Wind Turbine	Application Date: 2011-10-17 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of Gaia 11kw wind turbine. Approximate Grid Reference: 172884, 45994
26	4-5 km	SW	Site Name: Trengove Farm Cot Road, Illogan, Redruth, Cornwall, TR16 4PS Planning Application Reference: PA12/02647 Type of Project: Wind Turbine	Application Date: 2012-03-20 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of a single small wind turbine on a 25m tower. Approximate Grid Reference: 166270, 44275
27	4-5 km	SW	Site Name: Trengrove Farm Cot Road, Illogan, Redruth, Cornwall, TR16 4PS Planning Application Reference: PA12/08046 Type of Project: Wind Turbine	Application Date: 2012-08-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 1 endurance E-3120 55kw small wind turbine on a 25m monopole tubular tower. Approximate Grid Reference: 166270, 44275
28	4-5 km	SE	Site Name: Boscawen Farm, Blackwater, Truro, Cornwall, TR4 8EZ Planning Application Reference: PA12/07389 Type of Project: Wind Turbine	Application Date: 2012-08-02 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a three bladed wind turbine mounted on a monopole tower with an electrical control cabinet at the base, overall height of turbine 34.5m, hub height of 25m and rotor diameter of 19.2m. Approximate Grid Reference: 173240, 45236
29	4-5 km	NE	Site Name: Ropewalk Farmhouse, Goonbell, St. Agnes, Cornwall, TR5 0PR Planning Application Reference: PA25/1414/09/R Type of Project: Wind Turbine	Application Date: 2009-09-25 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of an Evance Iskra R9000 5kw domestic wind turbine on an 18m Hutchinson monopole mast. Approximate Grid Reference: 173358, 50159



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.

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	
9	3-4 km	E	Gover Farm Solar Park, Gover Farm Gover Hill Mount Hawke St Agnes Cornwall	Contractor: Green Energy UK Direct Ltd LPA Name: Cornwall Council Capacity (MW): 8	Application Date: 05/06/2013 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 24/10/2014
23	4-5 km	SE	Roddas, The Creamery - Solar Photovoltaic Array, Roddas, The Creamery, Wheal Rose, Scorrier, Redruth, TR16 5BU	Contractor: Roddas LPA Name: Cornwall Council Capacity (MW): 2.65	Application Date: 09/03/2023 Pre Consent Status: Planning Application Submitted Post Consent Status: Application Submitted 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	
7	2-3 km	E	Gover Farm Mount Hawke Cornwall	Applicant name: Mr Sahil Kumar Application Status: Full application Application Date: 07/02/2015 Application Number: PA15/01196	Installation of storage container to serve approved solar farm PA13/03890.
10	3-4 km	E	Gover Farm, Gover Hill, Mount Hawke, Cornwall	Applicant name: Mr Arthur Bell Application Status: Full application Application Date: 03/05/2013 Application Number: PA13/03890	Construction of an 8Mw solar photovoltaic park complete will all necessary inverters, security fencing, switchgear and landscaping.
11	3-4 km	E	Gover Farm, Gover Hill, Mount Hawke, Cornwall	Applicant name: Mr Arthur Bell Application Status: First amendment to planning permission Application Date: 13/06/2014 Application Number: PA14/05675	Construction of an 8Mw solar photovoltaic park complete will all necessary inverters, security fencing, switchgear and landscaping. (amendment to PA13/0390 dated 20.08.2013) - changes to technical details and layout, change to the orientation of the turning area for HGVs and change to the timing for completion of the Cornish Hedgerows and planting to the south of the site
12	3-4 km	NE	Land To The South Of Presingoll Farm, Penwinnick Road, St Agnes, Cornwall	Applicant name: - Application Status: Full application Application Date: 09/01/2015 Application Number: PA15/00185	Construction of 250KW solar array
13	3-4 km	E	Gover Farm, Gover Hill, Mount Hawke, Cornwall, TR4 8BQ	Applicant name: Mr Sahil Kumar Application Status: Second amendment to planning permission Application Date: 04/09/2014 Application Number: PA14/08543	Non material amendment to include security cabinet/room to construction of an 8Mw solar photovoltaic park complete will all necessary inverters, security fencing, switchgear and landscaping (PA13/03890)
17	3-4 km	NE	Land West Of The Croft, Trevaunance Road, St Agnes, Cornwall, TR5 0NB	Applicant name: Mr & Mrs Doble Application Status: Full application Application Date: 27/04/2023 Application Number: PA23/02690	Siting of two solar arrays (98 panels)
18	3-4 km	SE	Roddas The Creamery, Wheal Rose, Scorrier, Redruth, Cornwall, TR16 5BU	Applicant name: Mr Steve Basford Application Status: Screening Opinion Application Date: 12/04/2023 Application Number: PA23/03016	EIA Screening Opinion Request for installation of a 2.65 MWp Ground Mounted Solar Photovoltaic array, erection of substations and associated works.



ID	Distance	Direction	Address	Details	
19	3-4 km	SE	Roddas The Creamery, Wheal Rose, Scorrier, Redruth, Cornwall, TR16 5BU	Applicant name: Mr Steve Basford Application Status: Full application Application Date: 09/03/2023 Application Number: PA23/00424	Installation of a 2.65 MWp Ground Mounted Solar Photovoltaic array on land adjacent to The Creamery
21	4-5 km	SE	Roddas Creamery, North Downs, Scorrier, Redruth, Cornwall, TR16 5BU	Applicant name: Rodda's Application Status: Awaiting decision Application Date: 25/03/2022 Application Number: PA22/00448/PREAPP	Pre-application advice for the construction of Ground Mounted Solar Array.
22	4-5 km	E	Chy Lowen Wheal, Butson Road, St. Agnes, Cornwall, TR5 0PP	Applicant name: Mr B Keast Application Status: Full application Application Date: 11/12/2013 Application Number: PA13/11308	Erection of 16 ground mounted photovoltaic panels on agricultural land

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



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
 Your ref: Smiths_at_Derna
 Grid ref: 169338 047764

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 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.

10

Large Developments

searched to 750m

Please see [page 33](#) > for details of the proposed developments.**8**

Small Developments

searched to 500m

Please see [page 35](#) > for details of the proposed developments.**16**

House extensions or new builds

searched to 250m

Please see [page 36](#) > for details of the proposed developments.

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

In order to understand this planning data better together with its limitations you should read the full detailed limitations on [page 47](#) >.



Planning constraints

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

Please see [page 38](#) > for details of the identified issues.

Environmental Protected Areas **Identified**

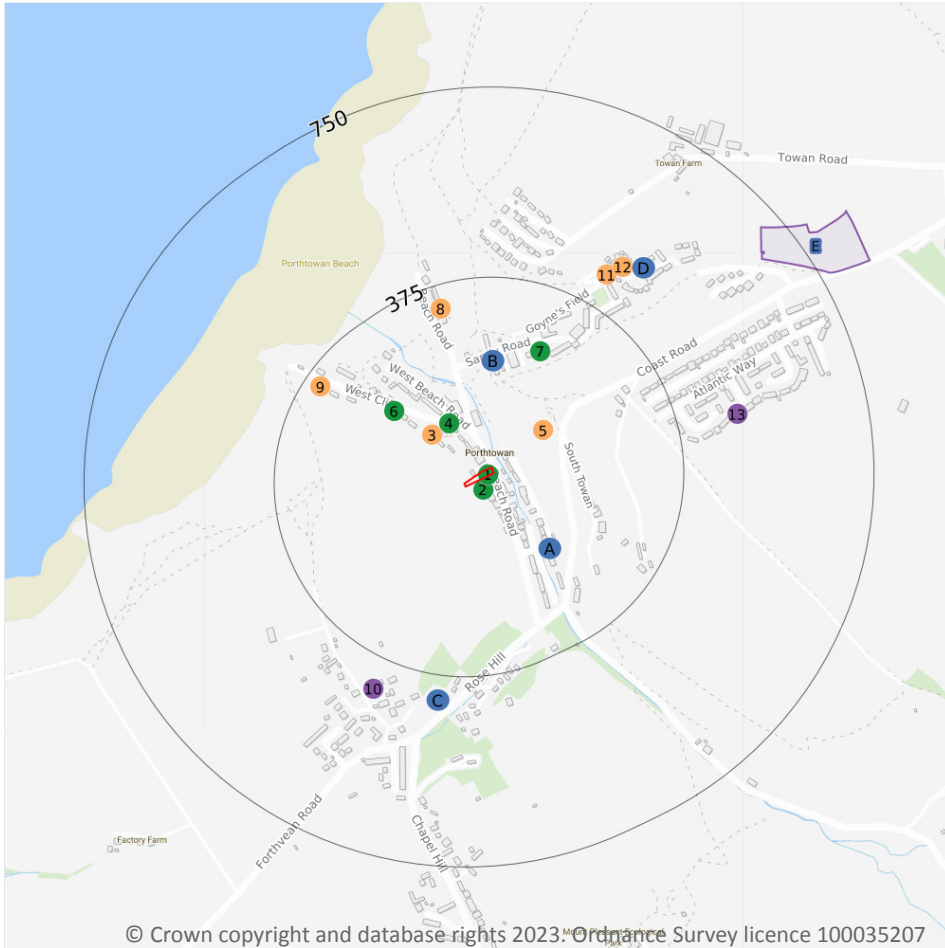
Visual and Cultural Protected Areas **Identified**

[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
Your ref: Smiths_at_Derna
Grid ref: 169338 047764

Planning Applications



— Site Outline

Search buffers in metres (m)

- Grouped applications
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

Large projects searched to 750m

10 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: 10 Distance: 439 m Direction: SW	Application reference: PA17/02931/PREAPP Application date: 01/11/2017 Council: Cornwall Accuracy: Proximity	Address: Southview Farm, Jolly's Lane, Porthtowan, Truro, Cornwall, TR4 8AX Project: 15 Houses Last known status: A planning application has yet to be submitted.	Link ↗



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
Your ref: Smiths_at_Derna
Grid ref: 169338 047764

ID	Details	Description	Online record
ID: 13 Distance: 493 m Direction: E	Application reference: PA14/01062 Application date: 04/02/2014 Council: Cornwall Accuracy: Proximity	Address: Land Off, Atlantic Way, Porthtowan, Truro, Cornwall, TR4 8AH Project: 20 Houses Last known status: Detailed plans have been granted.	Link ↗
ID: D Distance: 493 m Direction: NE	Application reference: PA20/00262 Application date: 29/01/2020 Council: Cornwall Accuracy: Proximity	Address: Towan Valley, Porthtowan, Truro, Cornwall, TR4 8FE Project: 28 Holiday Units Last known status: Approval has been granted for reserved matters.	Link ↗
ID: D Distance: 493 m Direction: NE	Application reference: PA17/06983 Application date: 17/08/2017 Council: Cornwall Accuracy: Proximity	Address: Towan Valley, Porthtowan, Truro, Cornwall, TR4 8FE Project: 28 Holiday Units Last known status: Approval has been granted for reserved matters.	Link ↗
ID: D Distance: 493 m Direction: NE	Application reference: PA16/05172 Application date: 24/06/2016 Council: Cornwall Accuracy: Proximity	Address: Towan Valley, Porthtowan, Truro, Cornwall, TR4 8FE Project: 28 Holiday Units Last known status: Approval has been granted for reserved matters.	Link ↗
ID: D Distance: 493 m Direction: NE	Application reference: PA16/04228 Application date: 24/06/2016 Council: Cornwall Accuracy: Proximity	Address: Towan Valley, Porthtowan, Truro, Cornwall, TR4 8FE Project: 28 Holiday Units Last known status: Approval has been granted for reserved matters.	Link ↗
ID: D Distance: 493 m Direction: NE	Application reference: PA14/05012 Application date: 26/06/2014 Council: Cornwall Accuracy: Proximity	Address: Towan Valley, Porthtowan, Truro, Cornwall, TR4 8FE Project: 28 Holiday Units Last known status: Approval has been granted for reserved matters.	Link ↗
ID: D Distance: 495 m Direction: NE	Application reference: PA17/06984 Application date: 17/08/2017 Council: Cornwall Accuracy: Proximity	Address: Land At, Towan Valley, Porthtowan, Truro, Cornwall, TR1 Project: 32 Holiday Units & Leisure Building Last known status: Outline approval has been refused.	Link ↗
ID: E Distance: 673 m Direction: NE	Application reference: PA20/09374 Application date: 18/11/2020 Council: Cornwall Accuracy: Exact	Address: Land At, Towan Valley, Porthtowan, Truro, Cornwall, TR1 Project: 32 Holiday Units & Leisure Building Last known status: Outline approval has been refused.	Link ↗
ID: E Distance: 673 m Direction: NE	Application reference: PA20/09337 Application date: 23/10/2020 Council: Cornwall Accuracy: Exact	Address: Land At, Towan Valley, Porthtowan, Truro, Cornwall, TR1 Project: 32 Holiday Units & Leisure Building Last known status: Outline approval has been refused.	Link ↗



Small projects searched to 500m

8 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: 3 Distance: 115 m Direction: NW	Application reference: PA17/04851 Application date: 06/06/2017 Council: Cornwall Accuracy: Proximity	Address: Cornwall Care Ltd, West Cliff, Porthtowan, Truro, Cornwall, TR4 8AE Project: 4 Houses Last known status: Detailed plans have been granted.	Link ↗
ID: 5 Distance: 124 m Direction: NE	Application reference: PA16/02344 Application date: 03/06/2016 Council: Cornwall Accuracy: Proximity	Address: Land On, Coast Road, Porthtowan, Truro, Cornwall, TR4 8AQ Project: 5 Houses Last known status: An application has been submitted for detailed approval.	Link ↗
ID: 8 Distance: 328 m Direction: N	Application reference: PA20/01519 Application date: 10/03/2020 Council: Cornwall Accuracy: Proximity	Address: Half Moon Hair Salon, Eastcliff, Porthtowan, Truro, Cornwall, TR4 8AW Project: Physiotherapy Clinic (Conversion) Last known status: Detailed plans have been granted.	Link ↗
ID: 9 Distance: 342 m Direction: NW	Application reference: PA15/10250 Application date: 02/11/2015 Council: Cornwall Accuracy: Proximity	Address: Kernow Residential Home, West Cliff, Porthtowan, Truro, Cornwall, TR4 8AE Project: Managers House Last known status: Detailed plans have been granted.	Link ↗
ID: C Distance: 425 m Direction: S	Application reference: PA15/03067 Application date: 31/03/2015 Council: Cornwall Accuracy: Proximity	Address: Land Adjacent Barn Elms, Rose Hill, Porthtowan, Truro, Cornwall, TR4 8GJ Project: 3 Houses Last known status: The application for detail approval has been refused.	Link ↗
ID: C Distance: 425 m Direction: S	Application reference: PA14/00883 Application date: 30/01/2014 Council: Cornwall Accuracy: Proximity	Address: Barn Elms Rose Hill, Porthtowan, Truro, Cornwall, TR4 8GJ Project: 5 Houses Last known status: An application has been submitted for detailed approval.	Link ↗
ID: 11 Distance: 441 m Direction: NE	Application reference: PA18/11216 Application date: 27/11/2018 Council: Cornwall Accuracy: Proximity	Address: Wardens Accommodation, Tregoyne, Porthtowan, Truro, Cornwall, TR4 8FE Project: Luxury House Last known status: Detailed plans have been granted.	Link ↗
ID: 12 Distance: 471 m Direction: NE	Application reference: PA18/03066 Application date: 16/04/2018 Council: Cornwall Accuracy: Proximity	Address: Site Adjacent To Wardens Lodge, Tregoyne, Porthtowan, Truro, Cornwall, TR4 8FE Project: Luxury House Last known status: The application for detail approval has been withdrawn.	Link ↗



House extensions and small new builds searched to 250m

16 house extensions and small new builds within 250m from the property have been submitted for planning permission during the last ten years.

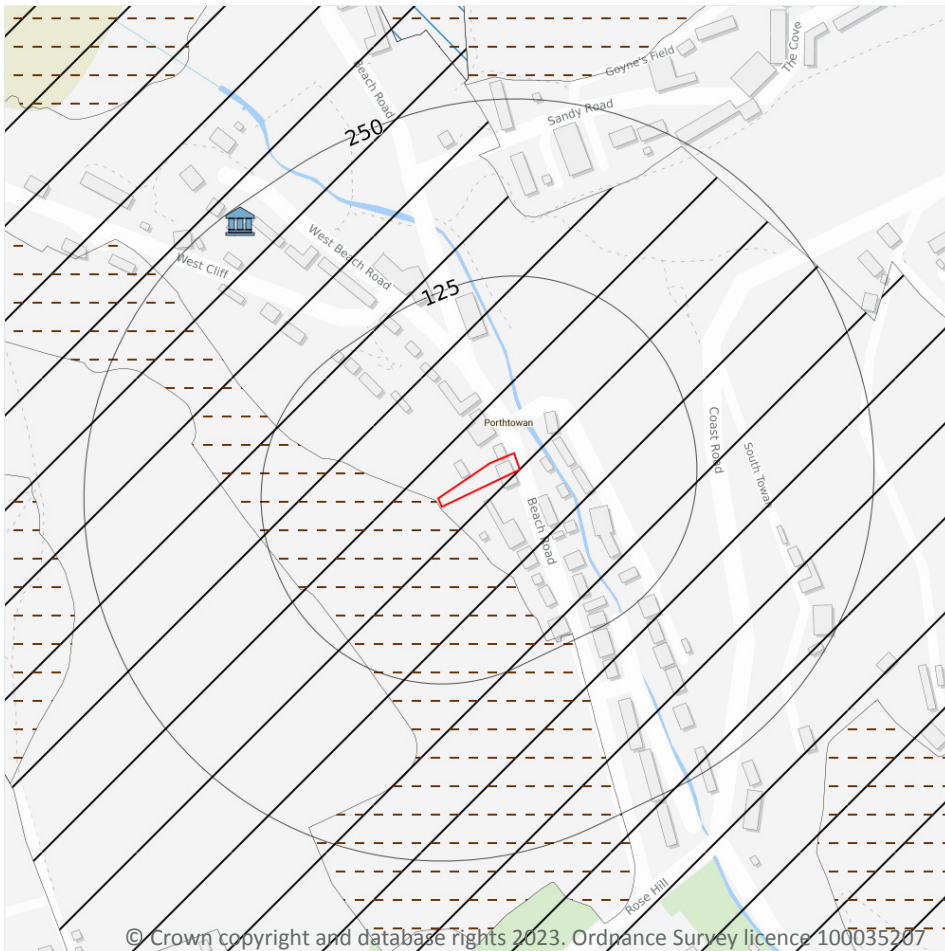
ID	Details	Description	Online record
ID: 1 Distance: 0 Direction: on site	Application reference: PA18/04310 Application date: 23/05/2018 Council: Cornwall Accuracy: Exact	Address: Derna, Beach Road, Porthtowan, Truro, Cornwall, South West, TR4 8AA Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: 2 Distance: 20 m Direction: S	Application reference: PA22/05123 Application date: 16/06/2022 Council: Cornwall Accuracy: Exact	Address: Treryn, Beach Road, Porthtowan, Truro, Cornwall, South West, TR4 8AA Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: 4 Distance: 115 m Direction: NW	Application reference: PA15/04633 Application date: 19/05/2015 Council: Cornwall Accuracy: Proximity	Address: Beach House, Beach Road, Porthtowan, Truro, Cornwall, South West, TR4 8AD Project: House Last known status: Detailed plans have been granted.	Link ↗
ID: A Distance: 148 m Direction: SE	Application reference: PA19/06966 Application date: 17/10/2019 Council: Cornwall Accuracy: Exact	Address: Riverside, Porthtowan, Truro, Cornwall, South West, TR4 8UB Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: A Distance: 164 m Direction: SE	Application reference: PA17/05192 Application date: 05/07/2017 Council: Cornwall Accuracy: Exact	Address: Riverside, Porthtowan, Truro, Cornwall, South West, TR4 8UB Project: Garage Last known status: Detailed plans have been granted.	Link ↗
ID: A Distance: 165 m Direction: SE	Application reference: PA14/03715 Application date: 20/04/2014 Council: Cornwall Accuracy: Exact	Address: Heatherdean, Porthtowan, Truro, Cornwall, South West, TR4 8UB Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: A Distance: 165 m Direction: SE	Application reference: PA14/08056 Application date: 24/08/2014 Council: Cornwall Accuracy: Exact	Address: Heatherdean, Porthtowan, Truro, Cornwall, South West, TR4 8UB Project: House Last known status: Detailed plans have been granted.	Link ↗
ID: A Distance: 171 m Direction: SE	Application reference: PA18/06453 Application date: 08/08/2018 Council: Cornwall Accuracy: Exact	Address: Ivydean, Lane From Tywarnhayle Way To C, Porthtowan, Truro, Cornwall, South West, TR4 8UB Project: House Last known status: The application for detail approval has been refused.	Link ↗
ID: A Distance: 185 m Direction: SE	Application reference: PA19/11268 Application date: 11/02/2020 Council: Cornwall Accuracy: Exact	Address: Leeseide, Lane From Tywarnhayle Way To C, Porthtowan, Truro, Cornwall, South West, TR4 8UB Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗



ID	Details	Description	Online record
ID: 6 Distance: 199 m Direction: NW	Application reference: PA15/04156 Application date: 01/05/2015 Council: Cornwall Accuracy: Proximity	Address: The Beach, West Cliff, Porthtowan, Truro, Cornwall, South West, TR4 8AE Project: House Last known status: The application for detail approval has been refused.	Link ↗
ID: B Distance: 204 m Direction: N	Application reference: PA14/00062 Application date: 06/01/2014 Council: Cornwall Accuracy: Exact	Address: 14 Sandy Road, Porthtowan, Truro, Cornwall, South West, TR4 8UD Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link ↗
ID: B Distance: 209 m Direction: N	Application reference: PA20/09737 Application date: 23/11/2020 Council: Cornwall Accuracy: Exact	Address: 11 - 12 Kingsley Cove, Sandy Road, Porthtowan, Truro, Cornwall, South West, TR4 8UD Project: House (Conversion) Last known status: Detailed plans have been granted.	Link ↗
ID: B Distance: 216 m Direction: N	Application reference: PA17/01903 Application date: 28/02/2017 Council: Cornwall Accuracy: Exact	Address: 17 Sandy Road, Porthtowan, Truro, Cornwall, South West, TR4 8UD Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: B Distance: 216 m Direction: N	Application reference: PA17/00616 Application date: 23/01/2017 Council: Cornwall Accuracy: Exact	Address: 17 Sandy Road, Porthtowan, Truro, Cornwall, South West, TR4 8UD Project: House (Extension) Last known status: The application for detail approval has been withdrawn.	Link ↗
ID: B Distance: 216 m Direction: N	Application reference: PA16/03235 Application date: 08/04/2016 Council: Cornwall Accuracy: Exact	Address: 10 Sandy Road, Porthtowan, Truro, Cornwall, South West, TR4 8UD Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗
ID: 7 Distance: 247 m Direction: NE	Application reference: PA22/04161 Application date: 25/05/2022 Council: Cornwall Accuracy: Exact	Address: 6 Trekye Cove, Sandy Road, Porthtowan, Truro, Cornwall, South West, TR4 8UL Project: House (Extension) Last known status: Detailed plans have been granted.	Link ↗



Planning constraints



Site Outline

Search buffers in metres (m)

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

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
1 m	SW	Godrevy Head to St Agnes	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>

World Heritage Sites

World Heritage Sites are sites of 'outstanding universal value', in other words they are unique. There are currently 30 World Heritage Sites in the UK and overseas territories. The 1972 World Heritage Convention aims to protect the values of cultural or natural sites, which could deteriorate or, worse, disappear, often through lack of funding to preserve them. Any development that could potentially impact on these sites is likely to be restricted.

Distance	Direction	World Heritage Site Name	Data Source
0	on site	Cornwall and West Devon Mining Landscape	Historic England

This data is sourced from Historic England/Cadw. For further information see www.ukworldheritage.org.uk ↗



Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	Moderate	Low	Negligible	Moderate
RCP 2.6 0.9-2.3°C	2055	Moderate	Low	Negligible	Moderate

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Moderate	Low	Negligible	Moderate
RCP 4.5 1.7-3.2°C	2055	Moderate	Low	Negligible	Moderate

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Moderate	Low	Negligible	Moderate
RCP 8.5 3.2-5.4°C	2055	Moderate	Low	Negligible	Moderate

This data is sourced from Ambiental Risk Analytics.

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely



This data is sourced from the British Geological Survey.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
Your ref: Smiths_at_Derna
Grid ref: 169338 047764

Datasets searched

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

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Not identified
Former energy features	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
Flooding	
Risk of flooding from rivers and the sea	Identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Not identified
Natural ground subsidence	
Natural ground subsidence	Identified
Natural geological cavities	Not identified
Non-natural ground subsidence	
Coal mining	Not identified
Non-coal mining	Identified
Mining cavities	Identified
Infilled land	Identified
Radon	
Radon	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

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 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 250m	Identified

Planning constraints

Sites of Special Scientific Interest	Identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified



Planning constraints

Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified

World Heritage Sites **Identified**

Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Climate change

Flood risk (5 and 30 Years) **Identified**

Natural ground instability (5 and 30 Years) **Identified**

Coastal Erosion

Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
 Your ref: Smiths_at_Derna
 Grid ref: 169338 047764

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



Risk of flooding from rivers and the sea

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

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

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

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

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

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

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

FRAW (sea):

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

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

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

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

Historic flood events

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

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. 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



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
Your ref: Smiths_at_Derna
Grid ref: 169338 047764

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™ insurance rating

The property has been rated as **High** risk. Please see the Action Alert on [page 2 >](#) for further advice.

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.

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/>) ↗.

The Ambiental FloodScore™ insurance rating 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 widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and due to the volumes and the automated processes involved it is not possible to undertake additional checks to confirm its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure does not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for house extensions and small new builds, small developments and points or polygons for large developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has since been downgraded. The location of



applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the property. 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, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure has 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 has distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large developments, 75m for small developments and 50m for house extensions and small new builds
- Urban: 500m for large developments, 125m for small developments and 50m for house extensions and small new builds
- Rural: 750m for large development, 500m for small development and 250m for house extensions and small new builds

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 are 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 has 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 does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, 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. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

Conservation Area data limitations

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

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

ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) ↗ have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.



Band	Description	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	76%	75%
B	Minor risks e.g. low level surface water flooding	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.



Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗. Groundsure adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- 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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. 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.

Groundsure's Terms and Conditions can be viewed online at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Homebuyers report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-BJ3-SAD-AND-6C6
Your ref: Smiths_at_Derna
Grid ref: 169338 047764