

# Groundsure Screening (0 - 15 ha)



## Search Details

Prepared for: Lancashire County Council  
Matter: LSG5/JH/888.3131/JB  
Client address: County Hall, PO Box 100 Fishergate, Preston, PR1 0LD

### Property:

Welfare Rights Service, 44 Union Street, Accrington, BB5 1PL

### Data Supplier:

Groundsure  
Sovereign House, Church Street, Brighton, BN1 1UJ

Date Returned:  
18/08/2022

Property type:  
Commercial

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Thank you for ordering your environmental report from Groundsure. Before you read your search results as normal we wanted to explain some recent improvements that have been made to your report. We want to let you know what **ClimateIndex™** is and what it is designed to do, so we've provided some explanation below as to why we have added climate data and the **ClimateIndex™** assessment into our reports.

## Why have we added ClimateIndex™ to our reports?

**£525 billion** worth of property could be written off due to climate change in the long term\*. This is due to an **801%** increase in the number of properties affected by subsidence, an **881%** increase in coastal erosion and a **195%** increase in flooding by 2070.\*\*

The Bank of England/Prudential Regulation Authority has set out their detailed plan to address climate risks in a financial context and climate change is now a mainstream risk that all UK banks are implementing into their credit risk management policies and procedures.

In order to manage forward risk on transactions, lenders are likely to revise their guidance to reflect this greater scrutiny.

The Law Society's Planning and Environment Committee is now actively reviewing the development of a climate risk practice note alongside existing environmental notes. The inclusion of **ClimateIndex™** in this report enables solicitors to become compliance-ready for these future changes now.

\* XD Analysis Report 2021

\*\* Groundsure **ClimateIndex™** modelling 2022

### About ClimateIndex™

In this report we've added our brand new **ClimateIndex™** to the cover page (**page 2**), which includes two calculations:

1. A rating of the future climate risk of the property, for 1 year, 5 years and 30 years.
2. An explanation of the variance between these ratings, to show the change between time periods.

On **page 60** you'll find a more detailed review of these calculations, including a breakdown of the different physical risks and their relative impact on the property. The physical risks used in the calculation are flooding, natural ground instability and coastal erosion.

As a result of these changes, the site plan has been moved to the second page.

### Feedback

If you have any feedback, questions or concerns, about the addition of **ClimateIndex™** into Groundsure's reports, please get in touch with us, we'd love to hear from you.

We are currently recruiting for our Groundsure Customer Advisory Board. Members of the board get a unique opportunity to input into Groundsure's product direction, as well as exclusive insight into our product roadmap and work in progress.

If you'd like to take part, please let us know at [feedback@groundsure.com](mailto:feedback@groundsure.com).

44, Union Street, Accrington, BB5 1PL

## Professional opinion



### Contaminated Land

**Low-Moderate:  
Acceptable Risk**

page 6



### Flooding

**High**

page 7

Consultant's guidance and recommendations inside.



### Ground Stability

**Identified**

page 7



### Radon

**Passed**



### Energy

**Identified**

page 8



### Planning Constraints

**Identified**

page 10



### Transportation

**Identified**

page 9

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

## ClimateIndex™

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from flooding, natural ground instability and coastal erosion. Please refer to **page 60** for a more detailed analysis and explanation of the findings.

**1 year**



No change

**5 years**



No change

**30 years**



No change

**A** No risk predicted  
**B** Minor risk  
**C** Minor to moderate risk

**D** Moderate risk  
**E** Significant risk  
**F** Severe or existential risk predicted

## Contaminated land liability

### Banking security

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

**Yes**

### Statutory or 3rd party action

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

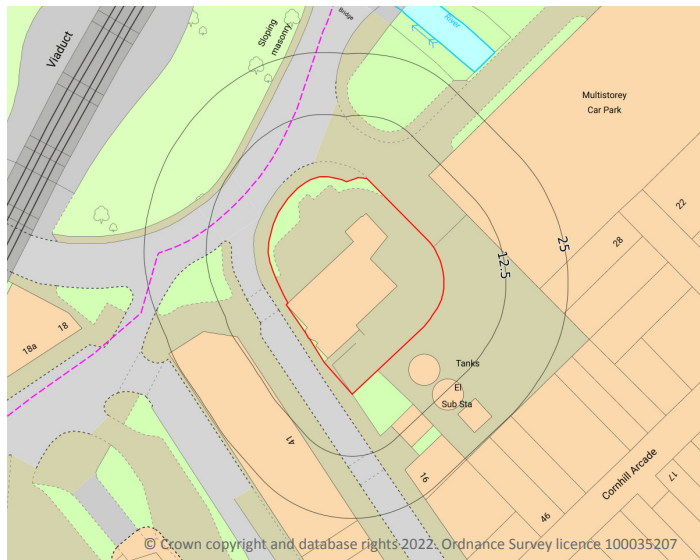
**Unlikely**

### Environmental liability

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

**Unlikely**

## Site Plan



## Useful contacts

Hyndburn Borough Council:

<http://www.hyndburnbc.gov.uk>

[enquiries@hyndburnbc.gov.uk](mailto:enquiries@hyndburnbc.gov.uk)

01254 388 111

Environment Agency National Customer  
Contact Centre (NCCC):

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

03708 506 506

## Overview of findings and recommendations

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

You can view the fully comprehensive library of information we have searched on **page 65**.



### Contaminated Land

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 08444 159 000 or e-mail at [info@groundsure.com](mailto:info@groundsure.com)



### Flooding

#### Flooding

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



## Next steps for consideration:

- 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 detailed maps within the flood section clearly highlight which parts of the site are affected by flooding, allowing you to visualise whether flood risk affects the buildings or the associated land. If you would prefer an assessment that provides separate flood ratings for the main dwelling and the associated land, Groundsure can provide this for a fee of £35 plus VAT
- 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

## National Planning Policy Framework (NPPF)

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



## Ground stability

### Coal

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

## Next steps for consideration:

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

## Other considerations

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





## Energy

### Oil and gas

The property is situated within an area that has been offered and awarded in the 14th round of licensing to a private company for oil and gas exploration. However, the presence of one of these blocks does not mean that drilling will definitely happen in the area, as planning permission and appropriate environmental permits would first need to be obtained before any such activity could begin. The oil and gas drilling wells sections of this report can help to determine if there are any active or proposed activities within the area.

You may wish to visit the website of any identified operator for further information or the Oil and Gas Authority's website for further information on the licensing process <https://www.ogauthority.co.uk/licensing-consents/licensing-rounds/onshore-licensing-rounds/>

### Wind

Existing or proposed wind installations have been identified within 5km.

#### 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



## Consultant's assessment



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

Please see **page 3** for further advice.



### Contaminated Land

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Please see **page 14** for details of the identified issues.

**Past Land Use**

**Low-Moderate**

**Waste and Landfill**

**Low**

**Current and Recent Industrial**

**Low-Moderate**

## Current and proposed land use

### Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

### Proposed land use

Groundsure has assumed that the property will remain in its current use.

## Historical land use

### On-site

No potentially contaminative land uses have been identified at the study site.

### Surrounding area

Potentially contaminative land uses of minor concern have been identified in proximity to the study site.

## Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers.

## Conclusion

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



## Environmental summary



### 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 35** for details of the identified issues.

**River and Coastal Flooding**

**High**

**Groundwater Flooding**

**Low**

**Surface Water Flooding**

**Highly  
Significant**

**FloodScore™ insurance rating**

**Very High**

**Past Flooding**

**Not identified**

**Flood Storage Areas**

**Not identified**

**NPPF Flood Risk Assessment  
required if site redeveloped?**

**Yes**



### Ground stability

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

Please see **page 39** for details of the identified issues.

**Natural Ground Stability**

**Negligible-Very  
low**

**Non-Natural Ground Stability**

**Identified**



### Radon

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

**Not in a radon  
affected area**





## Energy summary



### Oil and gas

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

Please see **page 3** for further advice. Additionally, see **page 40** for details of the identified issues.

**Oil and gas areas**

**Identified**

**Oil and gas wells**

**Not identified**



### Wind and Solar

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

Please see **page 3** for further advice. Additionally, see **page 41** 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 Projects**

**Not identified**

**Not identified**



## Transportation summary



The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### 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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

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



## Planning summary



### Planning constraints

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

Please see **page 58** for details of the identified issues.

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



## Other environmental considerations



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

### Asbestos

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

### Site-specific features

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

### Unexploded ordnance (UXO)

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

### Environmental insurance

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

### Phase 1 environmental risk assessment

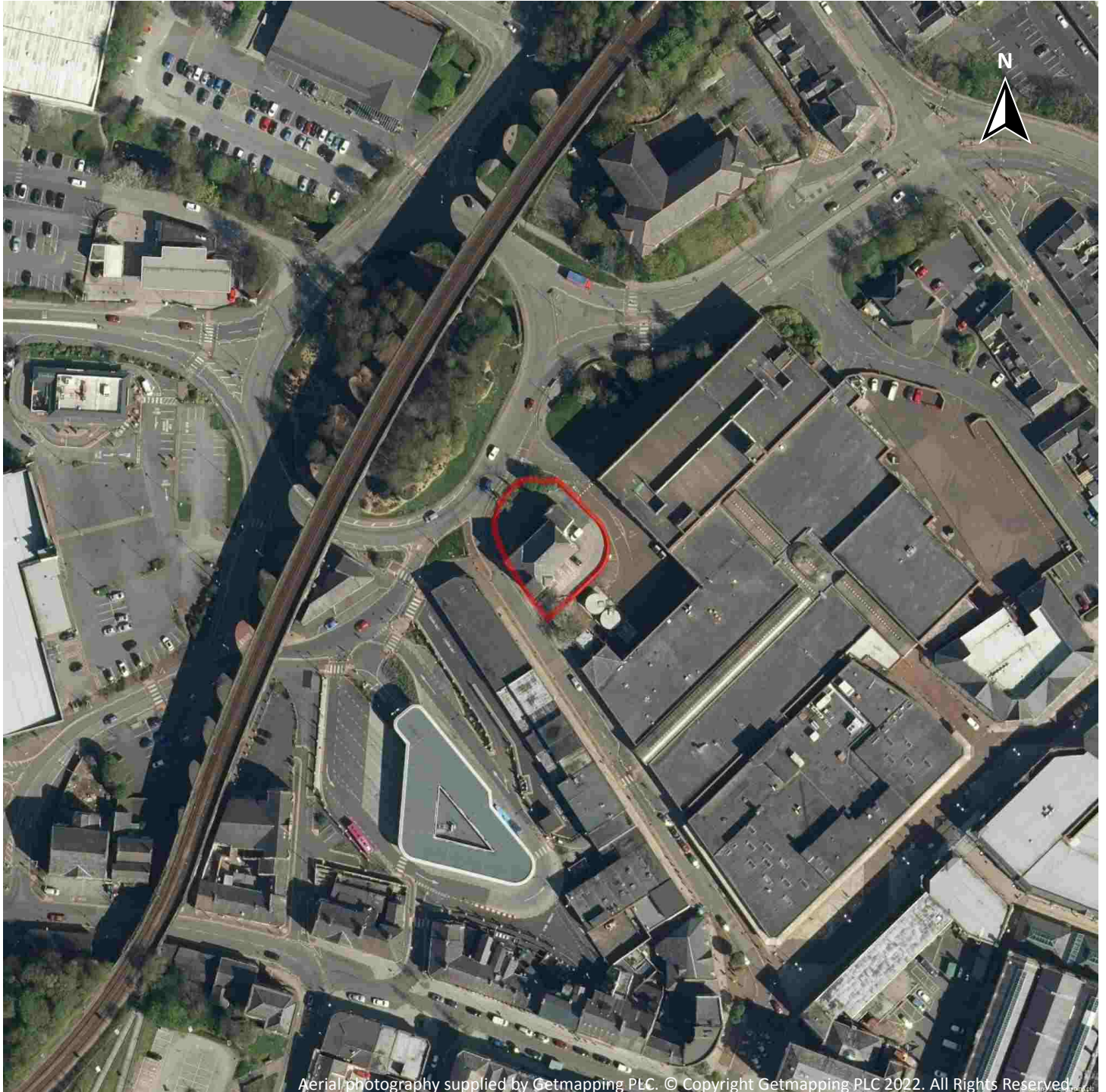
A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at [projects@groundsure.com](mailto:projects@groundsure.com). The reports start from £1245+VAT, which includes a discount for current reporting.

### Made ground and infilled land

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



## Recent aerial photograph



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

Capture Date: 16/04/2020

Site Area: 0.1ha



## Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	4	53
Former tanks	0	0	43
Former energy features	0	4	35
Former petrol stations	0	0	2
Former garages	0	1	55
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	1
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	2	16
Current or recent petrol stations	0	0	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	3
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	6

## Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features
- Former petrol stations
- Former garages

### 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 **page 3** for further advice.

Distance	Direction	Use	Date
9 m	NE	Cotton Mills	1909
12 m	NE	Unspecified Mills	1929
16 m	NE	Unspecified Disused Mill	1955
24 m	E	Cotton Factory	1846
54 m	W	Tramway Depot	1955

Distance	Direction	Use	Date
70 m	NW	Unspecified Commercial/Industrial	1909
75 m	NW	Corn Mill	1846
107 m	SE	Cotton Mill	1846
132 m	NW	Unspecified Mill	1955
144 m	SE	Cotton Mills	1909
154 m	NW	Gas Works	1891
155 m	NW	Unspecified Commercial/Industrial	1955
158 m	NW	Unspecified Mill	1929
158 m	NW	Unspecified Mill	1938
163 m	NW	Burial Ground	1846
166 m	SE	Iron Factory	1846
168 m	NW	Unspecified Mill	1929
168 m	NW	Unspecified Mill	1938
173 m	SW	Railway Station	1965
173 m	SW	Railway Sidings	1965
175 m	SW	Railway Station	1955
175 m	SW	Railway Sidings	1955
179 m	SW	Railway Station	1929
179 m	SW	Railway Sidings	1929
179 m	SW	Railway Sidings	1938
179 m	SW	Railway Station	1938
180 m	NW	Unspecified Commercial/Industrial	1929
180 m	NW	Unspecified Commercial/Industrial	1938
185 m	NW	Gasometer	1891
185 m	NW	Unspecified Tank	1909
185 m	SW	Railway Station	1891
185 m	SW	Railway Sidings	1891
185 m	SW	Railway Sidings	1909





Distance	Direction	Use	Date
185 m	SW	Railway Station	1909
188 m	NW	Unspecified Tanks	1929
188 m	NW	Unspecified Tanks	1938
190 m	NW	Unspecified Tanks	1955
192 m	SW	Refuse Heap	1909
194 m	SW	Railway Sidings	1846
203 m	W	Gasometer	1891
203 m	W	Unspecified Tank	1909
207 m	W	Unspecified Tanks	1929
210 m	W	Cotton Mill	1909
210 m	SW	Railway Station	1846
215 m	W	Gravel Pit	1846
222 m	W	Bus Depot	1991
222 m	NW	Gasometer	1891
222 m	NW	Unspecified Tank	1909
227 m	NW	Gasometer	1846
227 m	NW	Unspecified Tank	1965
227 m	NW	Unspecified Tank	1979
229 m	W	Unspecified Mills	1891
241 m	SW	Railway Station	1979
241 m	SW	Railway Station	1991
245 m	W	Unspecified Depot	1965
245 m	W	Bus Depot	1979
246 m	SW	Railway Sidings	1846

This data is sourced from Ordnance Survey/Groundsure.

## Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
151 m	W	Unspecified Tank	1989
151 m	W	Unspecified Tank	1987
170 m	NW	Gas Works	1891
170 m	NW	Gas Works	1912
171 m	W	Unspecified Tank	1993
171 m	W	Unspecified Tank	1993
171 m	W	Unspecified Tank	1994
172 m	W	Unspecified Tank	1989
181 m	NW	Gasholder Station	1970
186 m	W	Unspecified Tank	1912
188 m	NW	Unspecified Tank	1891
190 m	NW	Gasometer	1891
190 m	NW	Gasometer	1912
190 m	NW	Unspecified Tank	1931
190 m	NW	Unspecified Tank	1938
192 m	NW	Gas Works	1891
192 m	NW	Gas Works	1911
200 m	NW	Gasometers	1891
200 m	NW	Gasometers	1911
200 m	NW	Tanks	1931
211 m	W	Gasometer	1891
211 m	W	Gasometer	1912
211 m	W	Unspecified Tank	1931
221 m	NW	Tanks	1891

Distance	Direction	Use	Date
224 m	NW	Tanks	1891
224 m	NW	Unspecified Tank	1912
227 m	NW	Gasometer	1846
228 m	NW	Unspecified Tank	1957
228 m	NW	Unspecified Tank	1912
228 m	NW	Gasholder	1970
228 m	NW	Unspecified Tank	1982
228 m	NW	Unspecified Tank	1957
229 m	NW	Gasometer	1891
229 m	NW	Gasometer	1912
229 m	NW	Unspecified Tank	1931
229 m	NW	Unspecified Tank	1938
232 m	W	Unspecified Tank	1931
233 m	S	Unspecified Tank	1957
233 m	S	Unspecified Tank	1957
234 m	S	Unspecified Tank	1982
234 m	S	Unspecified Tank	1987
234 m	S	Unspecified Tank	1970
249 m	S	Unspecified Tank	1891

This data is sourced from Ordnance Survey/Groundsure.

## Former energy features

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

Please see **page 3** for further advice.

Distance	Direction	Use	Date
10 m	SE	Electricity Substation	1989
17 m	SE	Electricity Substation	1993
17 m	SE	Electricity Substation	1993

Distance	Direction	Use	Date
17 m	SE	Electricity Substation	1994
61 m	S	Electricity Substation	1993
61 m	S	Electricity Substation	1993
61 m	S	Electricity Substation	1994
62 m	S	Electricity Substation	1982
62 m	S	Electricity Substation	1987
62 m	S	Electricity Substation	1970
62 m	S	Electricity Substation	1989
155 m	SE	Electricity Substation	1956
155 m	SE	Electricity Substation	1956
170 m	NW	Gas Works	1891
170 m	NW	Gas Works	1912
181 m	NW	Gasholder Station	1970
190 m	NW	Gasometer	1891
190 m	NW	Gasometer	1912
192 m	NW	Gas Works	1891
192 m	NW	Gas Works	1911
200 m	NW	Gasometers	1891
200 m	NW	Gasometers	1911
211 m	W	Gasometer	1891
211 m	W	Gasometer	1912
227 m	NW	Gasometer	1846
228 m	NW	Gasholder	1970
229 m	NW	Gasometer	1891
229 m	NW	Gasometer	1912
231 m	W	Electricity Substation	1970
231 m	W	Electricity Substation	1989
242 m	W	Electricity Substation	1993



Distance	Direction	Use	Date
242 m	W	Electricity Substation	1993
242 m	W	Electricity Substation	1994
243 m	W	Electricity Substation	1982
243 m	W	Electricity Substation	1987
246 m	N	Electricity Substation	1993
247 m	N	Electricity Substation	1968
247 m	N	Electricity Substation	1985
247 m	N	Electricity Substation	1989

This data is sourced from Ordnance Survey/Groundsure.

## Former petrol stations

These petrol stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and small leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
223 m	SW	Station Garage	1957
224 m	SW	Station Garage	1957

This data is sourced from Ordnance Survey/Groundsure.

## Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see **page 3** for further advice.

Distance	Direction	Use	Date
11 m	SW	Garage	1970

Distance	Direction	Use	Date
82 m	SW	Central Garage	1957
83 m	SW	Central Garage	1957
83 m	SW	Garage	1970
83 m	SW	Garage	1982
138 m	NW	Garage	1970
139 m	NW	Garage	1957
147 m	N	Garage	1993
147 m	N	Garage	1993
147 m	N	Garage	1994
148 m	N	Garage	1970
148 m	N	Garage	1982
148 m	N	Garage	1987
148 m	N	Garage	1989
156 m	W	Garage	1989
156 m	W	Garage	1993
156 m	W	Garage	1993
156 m	W	Garage	1994
157 m	NW	Garage	1957
158 m	NW	Garage	1982
158 m	NW	Garage	1987
180 m	E	Garage	1956
180 m	E	Garage	1956
180 m	E	Garage	1960
180 m	E	Garage	1968
180 m	E	Garage	1968
181 m	E	Garage	1981
182 m	N	Garage	1957
182 m	N	Garage	1982



Distance	Direction	Use	Date
182 m	N	Garage	1987
182 m	N	Garage	1989
182 m	N	Garage	1993
182 m	N	Garage	1993
182 m	N	Garage	1994
183 m	N	Garage	1970
184 m	N	Garage	1957
213 m	SW	Garage	1989
213 m	SW	Garage	1993
213 m	SW	Garage	1993
213 m	SW	Garage	1994
214 m	N	Garage	1993
215 m	N	Garage	1956
215 m	N	Garage	1956
215 m	N	Garage	1968
216 m	N	Garage	1985
216 m	N	Garage	1989
223 m	SW	Station Garage	1957
224 m	SW	Station Garage	1957
228 m	NW	Garage	1993
228 m	NW	Garage	1993
228 m	NW	Garage	1994
229 m	NW	Garage	1989
244 m	W	Garage	1989
244 m	W	Garage	1993
244 m	W	Garage	1993
244 m	W	Garage	1994

This data is sourced from Ordnance Survey/Groundsure.

## Contaminated land / Waste and landfill



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

### Former landfill (from Environment Agency Records)

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

Please see **page 3** for further advice.



# Screening

44, Union Street, Accrington, BB5 1PL

Ref: IT-29248579

Your ref: IT-29248579

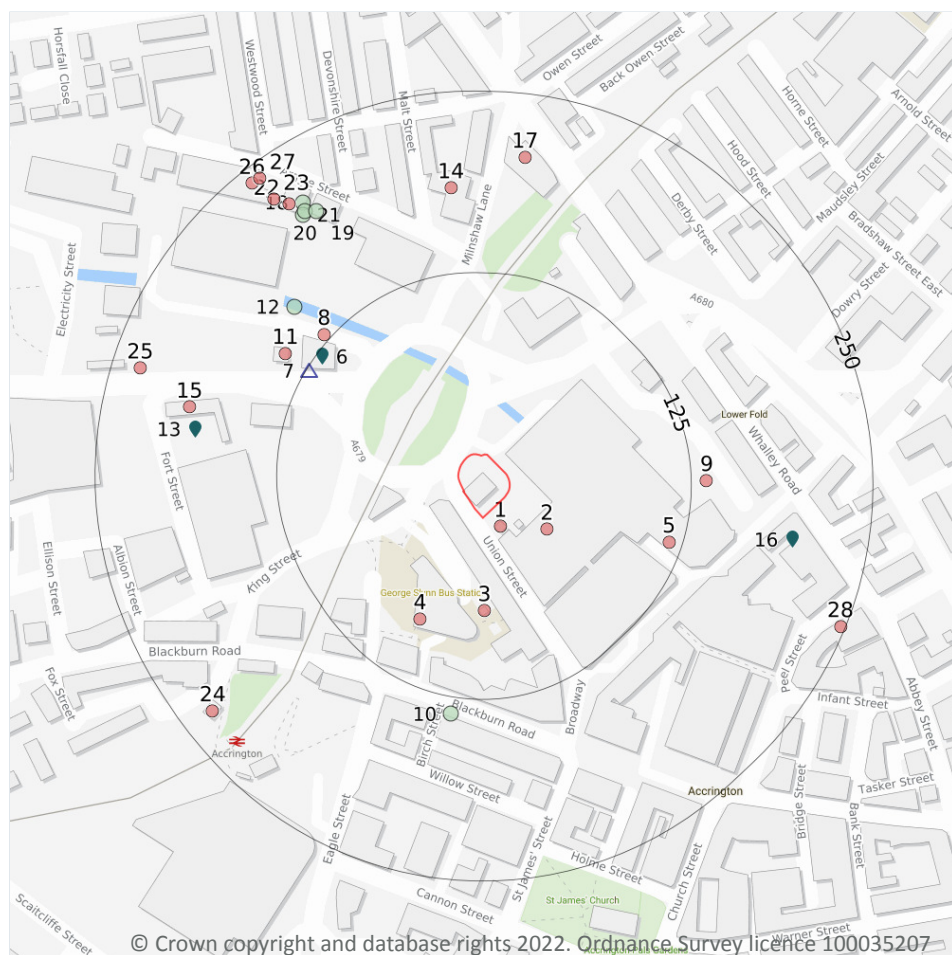
Grid ref: 375922 428772

Distance	Direction	Details		
229 m	NW	Site Address: Gas Holder Station, Hyndburn Road, Accrington, Lancashire Waste Licence: Yes Site Reference: 2300/0503 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 09/12/1983 Licence Surrendered: 23/03/1989 Licence Holder Address: Russell Street, Blackburn	First Input: 31/12/1983 Last Input: 20/03/1989 Control Measures: -

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



## Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Local Authority licensed pollutant release
- Pollution incidents

### Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 3** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	13 m	SE	Electricity Sub Station - Lancashire, BB5	Electrical Features	Infrastructure and Facilities
2	37 m	SE	Hyndburn Homewise & Shopmobility - 21, Accrington Arndale, Union Street, Town Centre, Accrington, Lancashire, BB5 1EX	Disability and Mobility Equipment	Consumer Products
3	64 m	S	Electricity Sub Station - Lancashire, BB5	Electrical Features	Infrastructure and Facilities



ID	Distance	Direction	Company / Address	Activity	Category
4	82 m	SW	George Slynns Bus Station - Lancashire, BB5	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
5	116 m	E	Specsavers Hearcare - Unit 4b, Cornhill, Accrington, Lancashire, BB5 1EX	Disability and Mobility Equipment	Consumer Products
8	129 m	NW	Texaco - Hyndburn Road, Accrington, Lancashire, BB5 1PY	Petrol and Fuel Stations	Road and Rail
9	136 m	E	Electricity Sub Station - Lancashire, BB5	Electrical Features	Infrastructure and Facilities
11	143 m	NW	Mfg Accrington - Hyndburn Road, Accrington, Lancashire, BB5 1PY	Vehicle Cleaning Services	Personal, Consumer and Other Services
14	184 m	N	Halfords Autocentre - 23, Milnshaw Lane, Accrington, Lancashire, BB5 1AY	Vehicle Repair, Testing and Servicing	Repair and Servicing
15	191 m	W	National Tyres and Autocare - Hyndburn Road, Accrington, Lancashire, BB5 1QG	Vehicle Repair, Testing and Servicing	Repair and Servicing
17	207 m	N	Kwik-Fit (GB) Limited - 97, Whalley Road, Accrington, Lancashire, BB5 1AD	Vehicle Repair, Testing and Servicing	Repair and Servicing
22	216 m	NW	Works - Lancashire, BB5	Unspecified Works Or Factories	Industrial Features
23	222 m	NW	Argyle Street Joinery - Marshalls Yard 37, Argyle Street, Accrington, Lancashire, BB5 1DQ	General Construction Supplies	Industrial Products
24	228 m	SW	Rose Hill Tyres - 5, Paxton Street, Accrington, Lancashire, BB5 1QQ	Vehicle Parts and Accessories	Motoring
25	231 m	W	Gas Governor - Lancashire, BB5	Gas Features	Infrastructure and Facilities
26	240 m	NW	Pilkington Bus - 47, Argyle Street, Accrington, Lancashire, BB5 1DQ	Vehicle Hire and Rental	Hire Services
27	241 m	NW	Autofix - 35, Argyle Street, Accrington, Lancashire, BB5 1DQ	Vehicle Repair, Testing and Servicing	Repair and Servicing
28	247 m	E	Let's Connect - 25-27, Peel Street, Accrington, Lancashire, BB5 1EA	Electrical Equipment Repair and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

## Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see **page 3** for further advice.

ID	Distance	Direction	Company	Address	Status
7	123 m	NW	TEXACO	Hyndburn Road, Accrington, Lancashire, BB5 1PY	Open

This data is sourced from Experian Catalist.

## Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see **page 3** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
6	122 m	NW	Motor Fuel Group, Accrington Service Station, Hyndburn Road, Accrington, Lancashire, BB5 1PY	Hyndburn Borough Council	Unloading of Petrol into Storage at Service Stations	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
13	184 m	W	Total Magram, Hyndburn Road, Accrington, BB5 4AA	Hyndburn Borough Council	Petrol Vapour Recovery	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
16	198 m	E	North's Dry Cleaners, 17 Whalley Road, Accrington, Lancashire, BB5 1AD	Hyndburn Borough Council	Dry Cleaning	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authorities.



## Pollution incidents

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

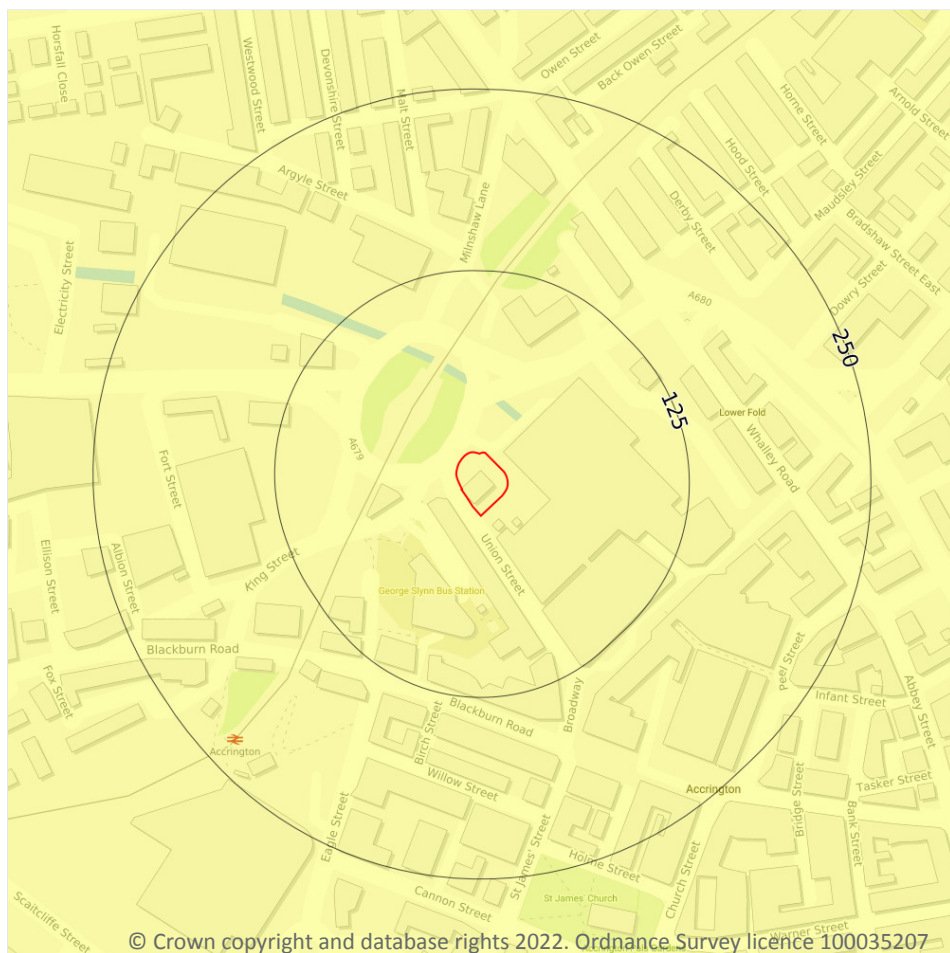
Please see **page 3** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
10	137 m	S	22/11/2001	Category 4 (No Impact)	Category 4 (No Impact)	Other Contaminated Water
12	158 m	NW	05/04/2002	Category 4 (No Impact)	Category 3 (Minor)	Lubricating Oils
18	209 m	NW	02/07/2001	Category 3 (Minor)	Category 4 (No Impact)	Commercial Waste
21	209 m	NW	02/07/2001	Category 3 (Minor)	Category 4 (No Impact)	Other Specific Waste Material
20	209 m	NW	06/09/2001	Category 3 (Minor)	Category 4 (No Impact)	Not Identified
19	209 m	NW	02/07/2001	Category 3 (Minor)	Category 4 (No Impact)	Commercial Waste:Other Specific Waste Material

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



## Superficial hydrogeology



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

### Aquifers within superficial geology

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

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

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

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

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

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

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



Distance	Direction	Designation
0	on site	Secondary Undifferentiated

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

## Superficial geology

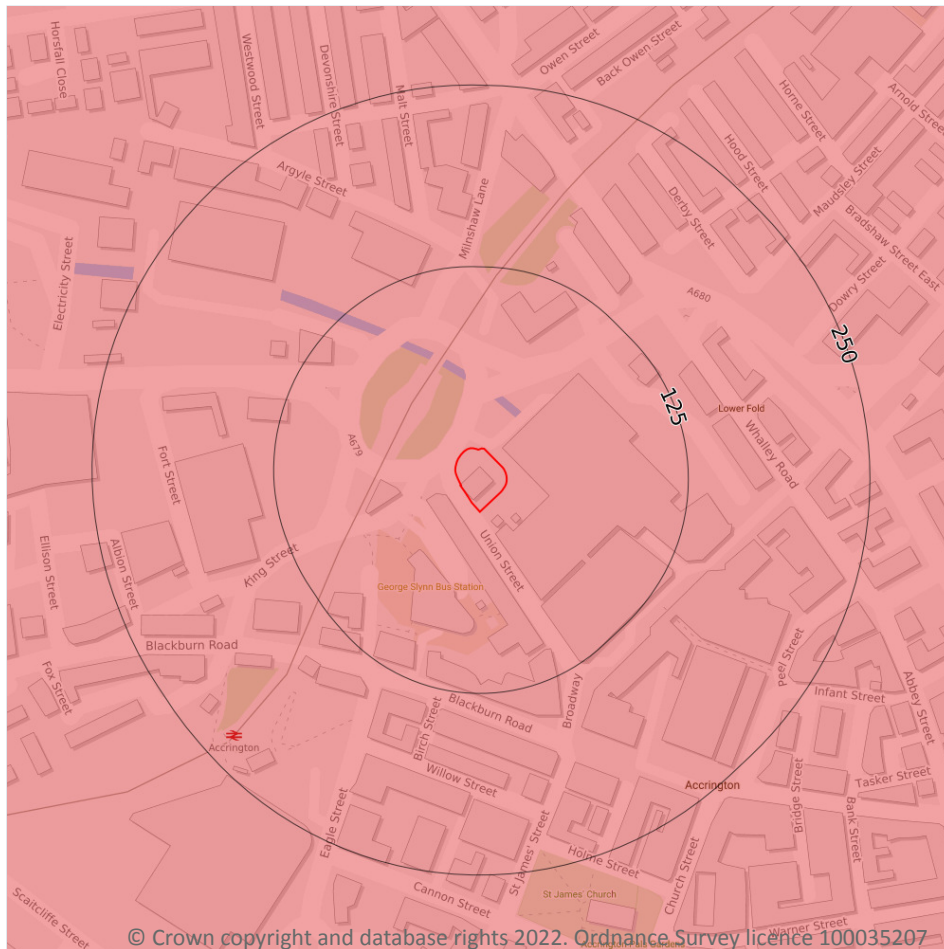
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.



## Bedrock hydrogeology



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

### Aquifers within bedrock geology

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

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

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

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

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

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



Distance	Direction	Designation
0	on site	Secondary A

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

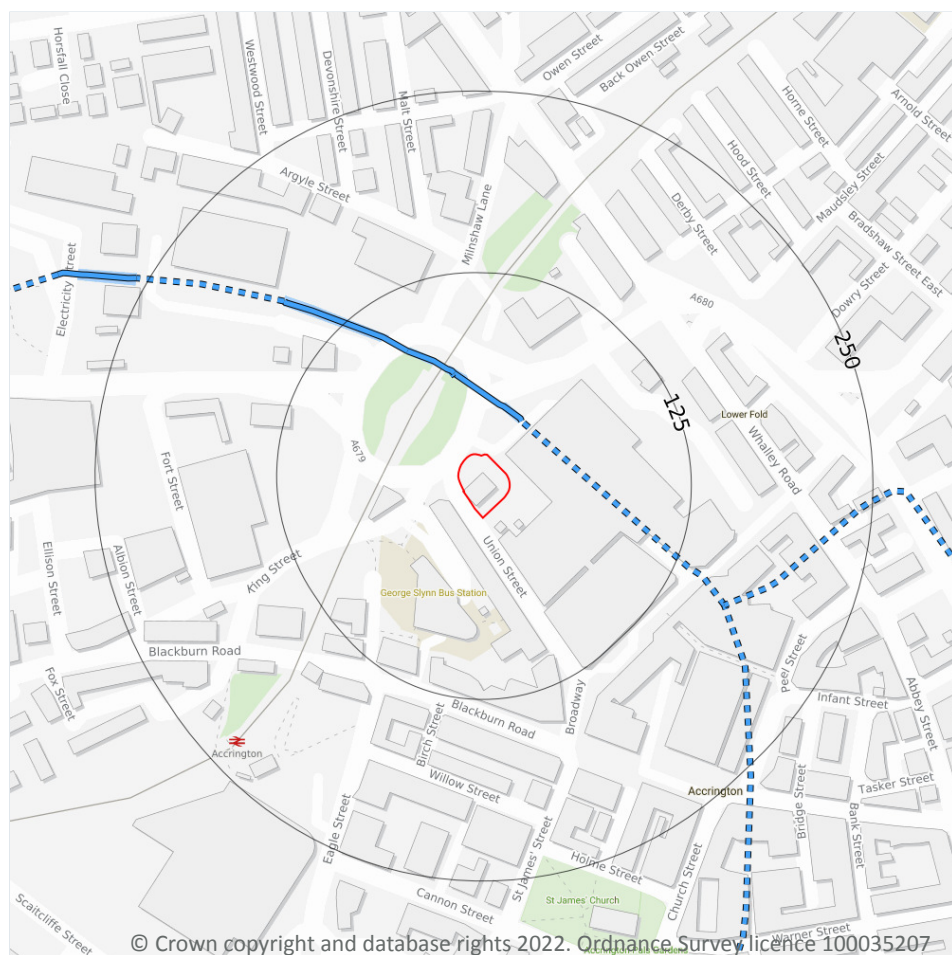
## Bedrock geology

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

Description	BGS LEX Code	Rock Type
MILNROW SANDSTONE	MLRS-SDST	SANDSTONE

This data is sourced from British Geological Survey.

## Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
  - At ground level
  - - - Elevated
  - - - Underground
  - Unspecified

## Water courses from Ordnance Survey

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

Distance	Direction	Details
33 m	NE	Name: River Hyndburn Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
33 m	NE	Name: River Hyndburn Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

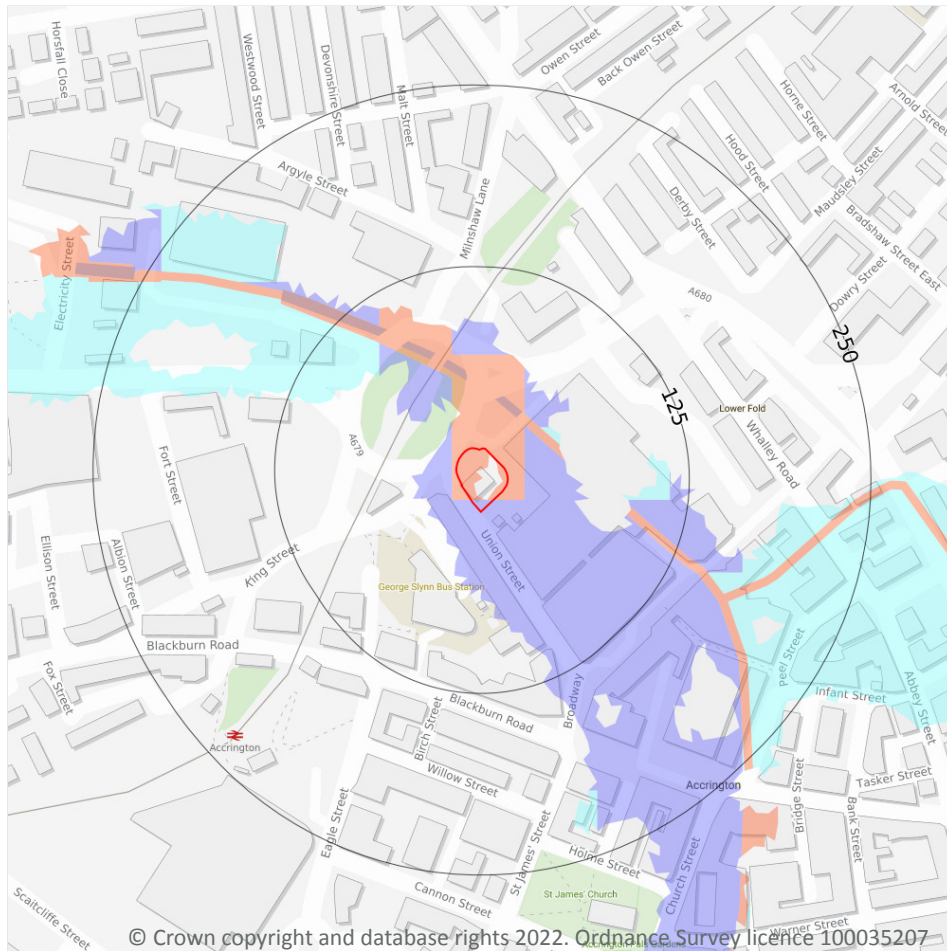


Distance	Direction	Details
57 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
57 m	N	Name: River Hyndburn Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
84 m	NW	Name: River Hyndburn Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
165 m	NW	Name: River Hyndburn Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
168 m	SE	Name: Woodnook Water Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
168 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.



## 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

### Risk of flooding from rivers and the sea

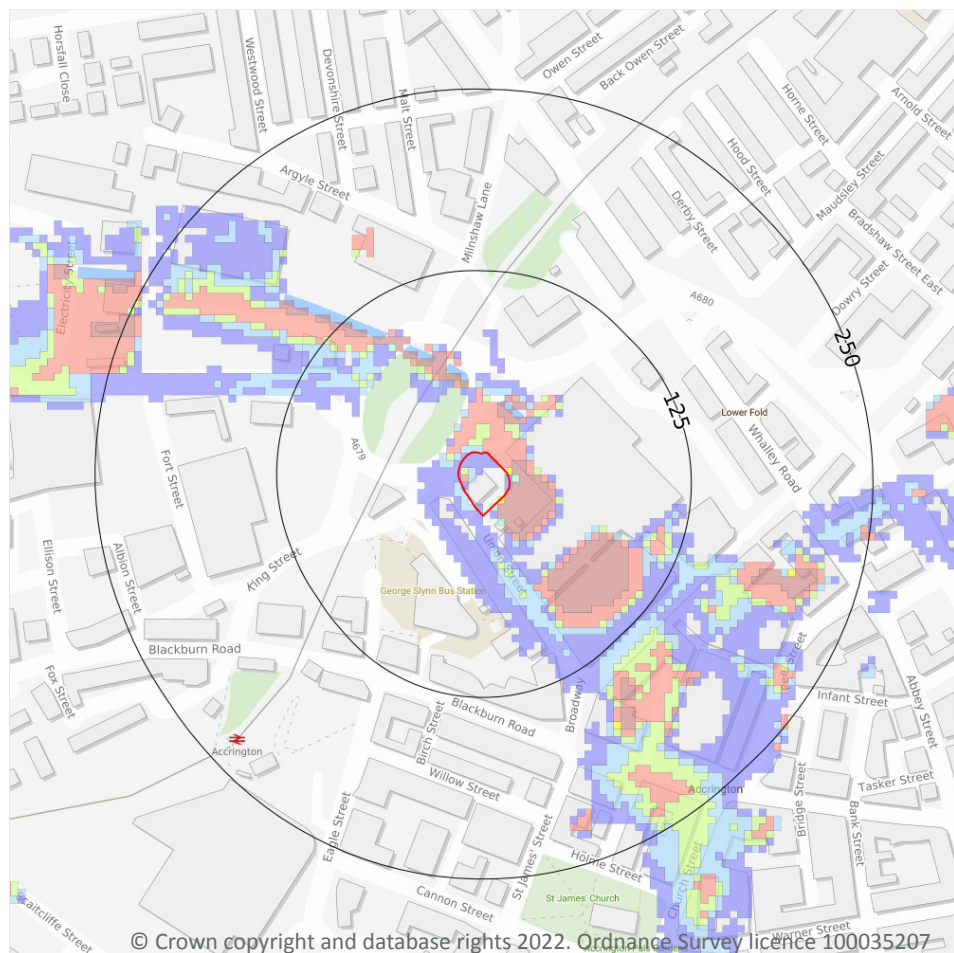
The property has a High chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk.

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 **page 65** for explanation of the levels of flood risk.

Please see **page 3** 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

### 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.

The area in which the property is located has been assessed to be at a Highly 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 greater than 1m. 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 Ambiantal Risk Analytics maps.



## Flooding / Ambient FloodScore™ insurance rating



Site Outline  
Search buffers in metres (m)

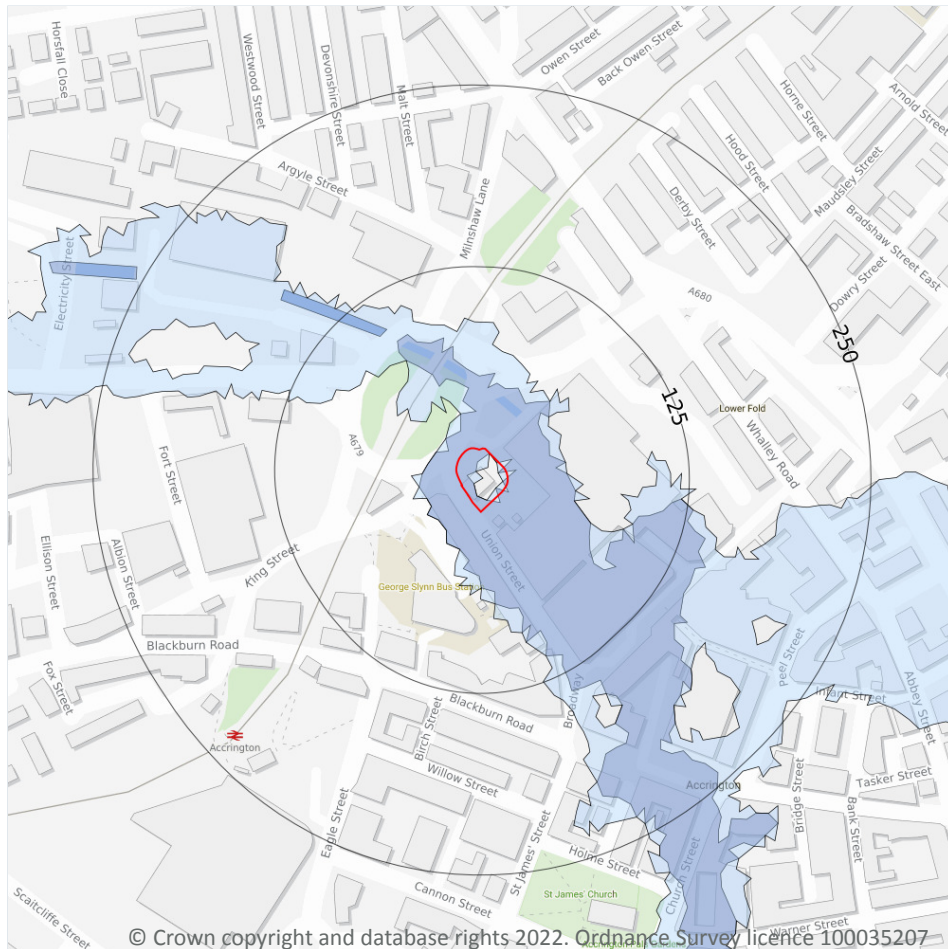
- Very High
- High
- Moderate-High
- Moderate
- Low

The property has been rated as having a Very High level of flood hazard.

Ambient's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

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

## Flooding / Flood map for planning



— Site Outline  
Search buffers in metres (m)

Flood zone 2  
 Flood zone 3

The Environment Agency Flood Zone information is used within the planning system to help determine whether flood risk assessments are required for development. This guidance forms part of the National Planning Policy Framework (NPPF). The different Flood Zones are classified as follows (note that the risk values stated below do not take into account any flood defences -see the RoFRaS data for a rating that takes flood defences into account):

**Zone 1** – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.

**Zone 2** – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

**Zone 3 (or Zone 3a)** – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

**Zone 3b** – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme. The Flood Zone(s) found at the property are shown in the table below.

Distance	Direction	Description
0	on site	Flood zone 2
0	on site	Flood zone 3

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

## Ground stability / Non-natural ground subsidence



### Coal mining

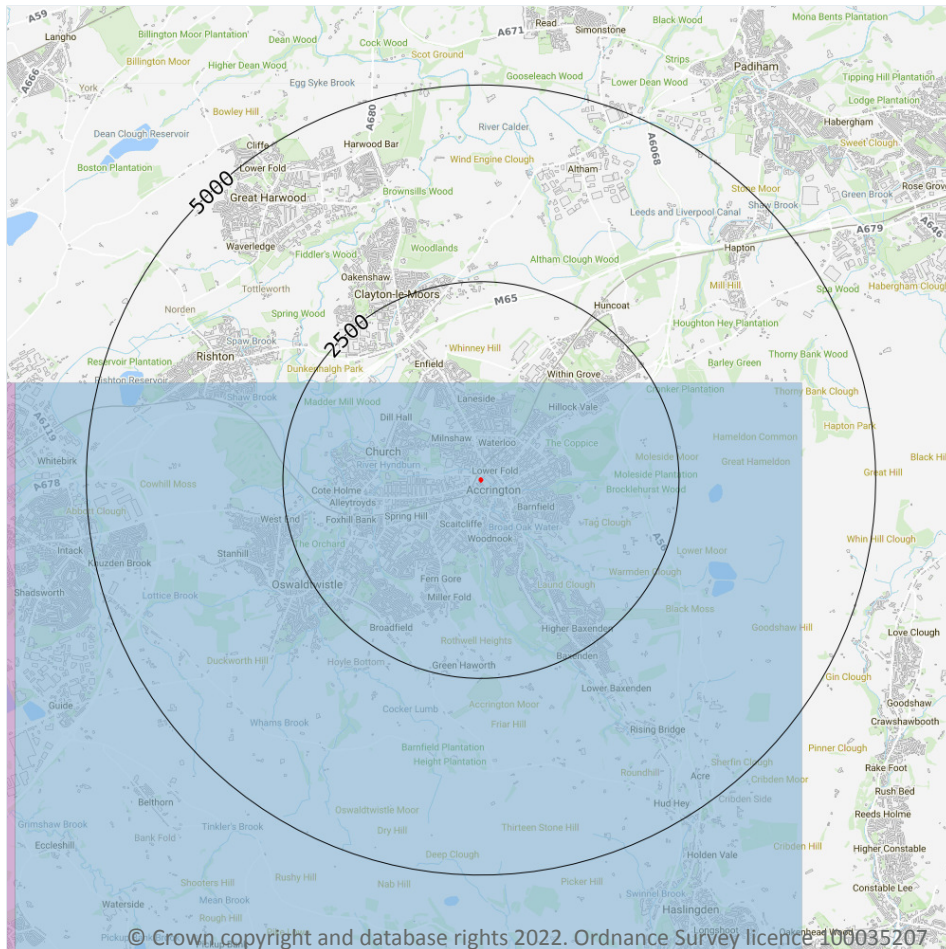
The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see **page 3** for further advice.









## Energy / Oil and gas



— Site Outline  
Search buffers in metres (m)

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

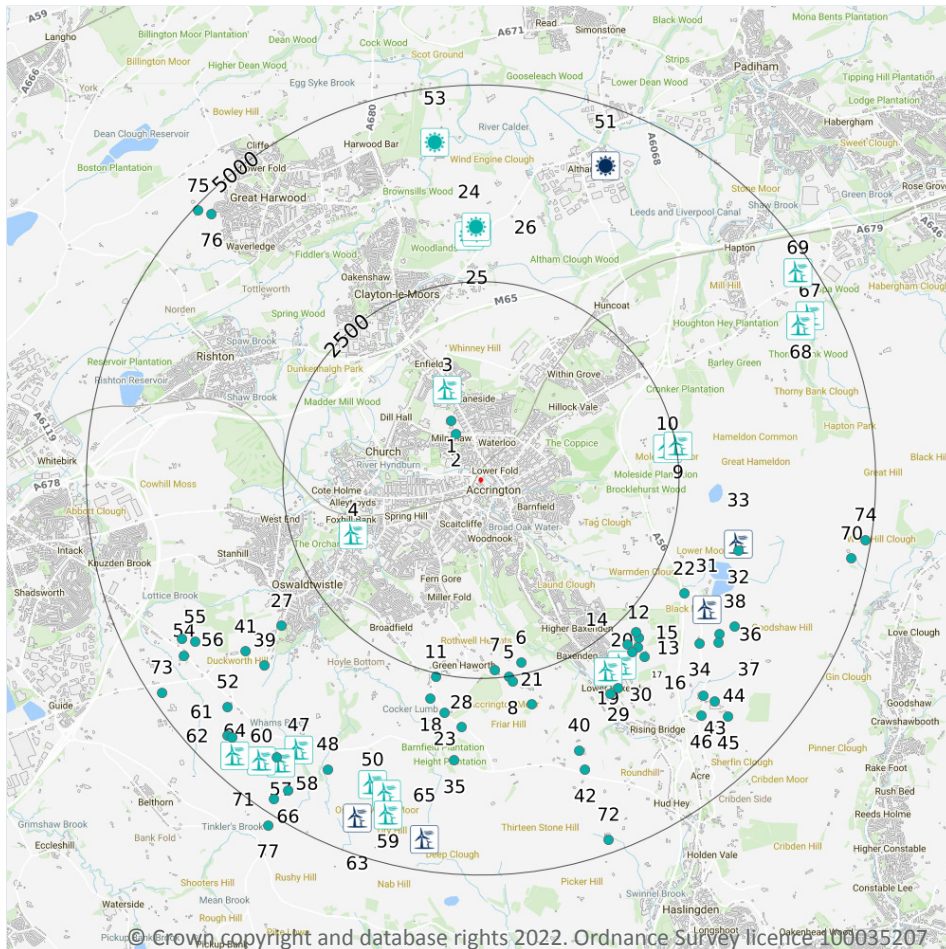
### Potential future exploration areas

These are broad areas that have been offered out by the Government, which may in the future be licensed by private companies for oil and gas exploration.

Distance	Direction	Block Reference	Offered Block Status
0	on site	SD72	Offered for award to INVESTCAN UK LIMITED, CELTIQUE ENERGIE PETROLEUM LIMITED

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

## Energy / Wind and solar



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

### Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
31	3-4 km	SE	<p>Site Name: Hens Head Farm, Kings Highway, Accrington, North West, BB5 2DL</p> <p>Operator Developer: DC21 Ltd</p> <p>Status of Project: Operational</p>	<p>Type of project: Onshore</p> <p>Number of Turbines: 1</p> <p>Turbine Capacity: 0.225MW</p> <p>Total project capacity: 0.225</p> <p>Approximate Grid Reference: 378794, 427115</p>

ID	Distance	Direction	Details	
33	3-4 km	E	Site Name: Mitchell's House Reservoirs, Land to the North of Mitchell's House Reservoirs, East of the A56, Off Kings Highway, Haslingden, North West Operator Developer: United Utilities Renewable Energy Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.5MW Total project capacity: 0.5 Approximate Grid Reference: 379192, 427859
63	4-5 km	S	Site Name: Hyndburn Extension, Land at Oswaldtwistle Moor, Haslingden Road, Accrington, North West Operator Developer: Energiekontor UK Ltd Status of Project: Consented	Type of project: Onshore Number of Turbines: 4 Turbine Capacity: 2.05MW Total project capacity: 8.2 Approximate Grid Reference: 374348, 424467
65	4-5 km	S	Site Name: Hyndburn, Oswaldtwistle Moor, S of Haslingden Road, Oswaldtwistle, Accrington, North West Operator Developer: Energiekontor UK Ltd Status of Project: Operational	Type of project: Onshore Number of Turbines: 12 Turbine Capacity: 2.05MW Total project capacity: 24.6 Approximate Grid Reference: 375201, 424196

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 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	
3	1-2 km	N	Site Name: Norwood Guest House, 349 Whalley Road, Hyndburn, Accrington, Lancashire, BB5 5DF Planning Application Reference: 11/06/0594 Type of Project: 2 Wind Turbines	Application Date: 2006-10-06 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 2 wind turbines on roof of annexe. Approximate Grid Reference: 375492, 429909

ID	Distance	Direction	Details	
4	1-2 km	SW	<p>Site Name: Land Off Red Shell Lane, Oswaldtwistle, Accrington, Lancashire, BB5 0EB</p> <p>Planning Application Reference: 11/11/0504</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2011-11-30</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises construction of 2 triple bladed wind turbines (78m to tip).</p> <p>Approximate Grid Reference: 374297, 428065</p>
10	2-3 km	E	<p>Site Name: Windy Harbour Farm, Kings Highway, Huncoat, Accrington, BB5 5UX</p> <p>Planning Application Reference: 11/15/0126</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2015-04-10</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 2 endurance x-33 wind turbines 31m to hub 47m to blade tip.</p> <p>Approximate Grid Reference: 378426, 429199</p>
9	2-3 km	E	<p>Site Name: Windy Harbour Farm, Kings Highway, Burnley, Burnley, Lancashire</p> <p>Planning Application Reference: NOT/2015/0141</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2015-03-14</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises construction of 2 endurance X-33 wind turbines 31m to hub, 47m to blade tip.</p> <p>Approximate Grid Reference: 378426, 429199</p>
20	2-3 km	SE	<p>Site Name: Poultry Houses Back Lane, Accrington, Lancashire, BB5 2RE</p> <p>Planning Application Reference: 11/11/0523</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2011-12-09</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises full: siting of 2 x 15 m high (hub) wind turbines (resubmission 11/11/0387).</p> <p>Approximate Grid Reference: 377536, 426326</p>
19	2-3 km	SE	<p>Site Name: Poultry Houses Back Lane, Accrington, Lancashire, BB5 2RE</p> <p>Planning Application Reference: 11/11/0387</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2011-09-09</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises siting of 2 x 15m high (hub) wind turbines.</p> <p>Approximate Grid Reference: 377536, 426326</p>
47	4-5 km	SW	<p>Site Name: Land At Oswaldtwistle Moor, Haslingden Old Road, Oswaldtwistle, Burnley, Accrington, Lancashire, BB5 3</p> <p>Planning Application Reference: NOT/2014/0294</p> <p>Type of Project: 4 Wind Turbines</p>	<p>Application Date: 2014-07-15</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises construction of 4 additional wind turbines with a maximum height to blade tip of 122m (agl) together with associated ancillary infrastructure (access tracks, crane pads, underground e</p> <p>Approximate Grid Reference: 373604, 425332</p>



ID	Distance	Direction	Details	
50	4-5 km	S	Site Name: Land to the south of, Haslingden Road, Oswaldtwistle Moor, Blackburn, BB1 Planning Application Reference: 11/14/0244 Type of Project: 4 Wind Turbines (Extension)	Application Date: 2014-07-07 Planning Stage: Detail Plans Granted Project Details: Scheme comprises Major Full: extension to Hyndburn wind farm through the construction of 4 additional wind turbines with a maximum height to blade tip of 122 metres agl installed capacity of 8.2Mw) together with associated ancillary infrastructure (access tracks, crane pads, underground electrical cabling, drainage infrastructure, Sustainable Urban Drainage Systems (SUDS), and temporary construction compound), habitat enhancement and management works and the retention of those elements of ancillary infrastructure associated with the wind farm (access tracks, underground electrical cabling and control building) which it is necessary to retain on site to enable the operation of the proposed additional four turbines for a period of 25 years from the date of their first exportation of electricity to the national electricity grid network. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 374720, 424770
49	4-5 km	S	Site Name: Land to the south of, Haslingden Road, Oswaldtwistle Moor, Blackburn, BB1 Planning Application Reference: 11/14/0244 Type of Project: 4 Wind Turbines (Extension)	Application Date: 2014-07-07 Planning Stage: Detail Plans Granted Project Details: Scheme comprises Major Full: extension to Hyndburn wind farm through the construction of 4 additional wind turbines with a maximum height to blade tip of 122 metres agl installed capacity of 8.2Mw) together with associated ancillary infrastructure (access tracks, crane pads, underground electrical cabling, drainage infrastructure, Sustainable Urban Drainage Systems (SUDS), and temporary construction compound), habitat enhancement and management works and the retention of those elements of ancillary infrastructure associated with the wind farm (access tracks, underground electrical cabling and control building) which it is necessary to retain on site to enable the operation of the proposed additional four turbines for a period of 25 years from the date of their first exportation of electricity to the national electricity grid network. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads. Approximate Grid Reference: 374720, 424770

ID	Distance	Direction	Details	
57	4-5 km	SW	<p>Site Name: Lower Westalot Farm Haslingden Old Road, Oswaldtwistle, Accrington, Lancashire, BB5 3RP</p> <p>Planning Application Reference: 11/12/0179</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-05-11</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 2 small scale wind turbines to generate electricity.</p> <p>Approximate Grid Reference: 373376, 425168</p>
59	4-5 km	S	<p>Site Name: Hyndburn Wind Farm, Oswaldtwistle Moor South of Haslingden Road, Oswaldtwistle, Accrington, Lancashire, BB5</p> <p>Planning Application Reference: 11/09/0512</p> <p>Type of Project: 12 Wind Turbines</p>	<p>Application Date: 2009-12-10</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises formation of wind farm (23.28 hectares) comprising 12 wind turbine generators, ancillary equipment, on site infrastructure and new site access off B6236.</p> <p>Approximate Grid Reference: 374739, 424506</p>
60	4-5 km	SW	<p>Site Name: Higher Bold Venture Farm Haslingden Old Road, Oswaldtwistle, Accrington, Lancashire, BB5 3RP</p> <p>Planning Application Reference: 11/12/0383</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-09-26</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 2 wind turbines.</p> <p>Approximate Grid Reference: 373129, 425192</p>
64	4-5 km	SW	<p>Site Name: Land off, Red Shell Lane, Oswaldtwistle, Rossendale, Accrington, Lancashire, BB5 3</p> <p>Planning Application Reference: 2011/0597</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2011-12-02</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of 2 triple bladed wind turbines with overall tip height of 78m.</p> <p>Approximate Grid Reference: 372769, 425393</p>
67	4-5 km	NE	<p>Site Name: Old Barn Farm Off, Accrington Road, Hapton, Burnley, BB11 5QJ</p> <p>Planning Application Reference: APP/2013/0381</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2013-08-23</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 2no. wind turbines with a hub height of 32m and a height to blade tips of 47m with associated equipment.</p> <p>Approximate Grid Reference: 380102, 430853</p>
68	4-5 km	NE	<p>Site Name: Hameldon Hill Wind Farm, Accrington Road, Old Barn Farm, Hapton, Burnley, Burnley, Lancashire, BB11 5QJ</p> <p>Planning Application Reference: APP/2013/0120</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2013-03-12</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises re-siting of substation (in reference to planning permission APP/2009/0756) - Hameldon Hill windfarm extension, construction of 3 wind turbines together with ancillary infrastructure</p> <p>Approximate Grid Reference: 380102, 430853</p>

ID	Distance	Direction	Details	
69	4-5 km	NE	Site Name: Hameldon Hill Wind Farm Accrington Road, Burnley, Lancashire, BB11 5QD Planning Application Reference: APP/2009/0756 Type of Project: 3 Wind Turbines (Extension)	Application Date: 2009-12-30 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind farm extension comprising 3 turbines to 110 metres in height and ancillary equipment including substation, site access, temporary construction compound and areas of hardstanding for an operational period of 25 year Approximate Grid Reference: 379950, 431400

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 5,000m of the property. This data is updated on a quarterly basis.

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

## Proposed wind turbines

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

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
2	821 m	NW	Site Name: Accrington Academy Queens Road West, Accrington, Lancashire, BB5 4FF Planning Application Reference: 11/10/0297 Type of Project: Wind Turbine	Application Date: 2010-07-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 12m high Wind Turbine. Approximate Grid Reference: 375547, 429521
1	821 m	NW	Site Name: Accrington Academy Queens Road West, Accrington, Lancashire, BB5 4FF Planning Application Reference: 11/09/0098 Type of Project: Wind Turbine	Application Date: 2009-03-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 9m high wind turbine. Approximate Grid Reference: 375547, 429521



ID	Distance	Direction	Details	
6	2-3 km	S	<p>Site Name: Green Haworth, Hyndburn, Accrington, Lancashire, BB5 3SL</p> <p>Planning Application Reference: 11/14/0158</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-05-02</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a single 5kw evance r900 wind turbine mounted on a 12m high mast 14.75m to blade tip (resubmission of 11/14/0019.</p> <p>Approximate Grid Reference: 376274, 426257</p>
5	2-3 km	S	<p>Site Name: Green Haworth, Burnley, Accrington, Lancashire, BB5 3SL</p> <p>Planning Application Reference: NOT/2014/0024</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-01-21</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of a 5kw wind turbine mounted on a 15m mono-pole tower with a 5.5m roller diameter (height to nacelle 15m / 17.3m to the blade tip.</p> <p>Approximate Grid Reference: 376274, 426257</p>
8	2-3 km	S	<p>Site Name: Victoria Cottage, Green Haworth, Accrington, BB5 3SL</p> <p>Planning Application Reference: 11/15/0043</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2015-01-30</p> <p>Planning Stage: Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of single small scale domestic 5 kw evance wind turbine mounted on a 12m galvanised steel mast on a 2.5m2 concrete base 14.75m to blade tip.</p> <p>Approximate Grid Reference: 376274, 426256</p>
7	2-3 km	S	<p>Site Name: Green Haworth, Friar Hill, Hyndburn, Accrington, Lancashire, BB5 3SL</p> <p>Planning Application Reference: 11/14/0019</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-01-07</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises full: installation of a 5 kw wind turbine mounted on a 15 m mono-pole tower with a 5.5 m roller diameter(height to nacelle 15 m/17.3 m to the blade tip).</p> <p>Approximate Grid Reference: 376274, 426256</p>
11	2-3 km	S	<p>Site Name: Tops Farm Cross Edge, Oswaldtwistle, Accrington, Lancashire, BB5 3SD</p> <p>Planning Application Reference: 11/12/0158</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-04-27</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of wind turbine 24.6 m high (34.2 m to blade tip).</p> <p>Approximate Grid Reference: 375347, 426261</p>

ID	Distance	Direction	Details	
12	2-3 km	SE	<p>Site Name: Wooley Lane, Baxenden, Burnley, Accrington, Lancashire, BB5 2EA</p> <p>Planning Application Reference: NOT/2013/0493</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-12-03</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises construction of a single wind turbine with tip height of up to 77m, associated hard standing access track, electrical control building and temporary (12 month) anemometer mast.</p> <p>Approximate Grid Reference: 377923, 426761</p>
13	2-3 km	SE	<p>Site Name: Wooley Lane, Baxenden, Hyndburn, Accrington, Lancashire, BB5 2EA</p> <p>Planning Application Reference: 11/13/0458</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-11-29</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: scheme comprises full: construction of a single wind turbine with tip height of up to 77 m associated hard standing access track electrical control building and temporary (12 month) anemometer mast.</p> <p>Approximate Grid Reference: 377923, 426761</p>
14	2-3 km	SE	<p>Site Name: Stonehaven Wooley Lane, Baxenden, Accrington, Lancashire, BB5 2EA</p> <p>Planning Application Reference: 11/13/0066</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-02-14</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises full: Installation of small scale wind turbine.</p> <p>Approximate Grid Reference: 377886, 426711</p>
15	2-3 km	SE	<p>Site Name: Wooley Lane, Baxenden, Hyndburn, Accrington, Lancashire, BB5 2EA</p> <p>Planning Application Reference: 11/13/0151</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-03-09</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises full: installation of small scale wind turbine on a 15 m mast (Resubmission 11/13/0066).</p> <p>Approximate Grid Reference: 377885, 426710</p>
16	2-3 km	SE	<p>Site Name: Wooley Lane, Baxenden, Burnley, Burnley, Lancashire, BB5 2EA</p> <p>Planning Application Reference: NOT/2013/0188</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-03-17</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of small scale wind turbine on a 15m mast (Resubmission 11/13/0066).</p> <p>Approximate Grid Reference: 377885, 426710</p>



ID	Distance	Direction	Details	
17	2-3 km	SE	<p>Site Name: Wooley Lane, Baxenden, Burnley, Accrington, Lancashire, BB5 2EA</p> <p>Planning Application Reference: NOT/2013/0058</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-02-19</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of small scale wind turbine.</p> <p>Approximate Grid Reference: 377886, 426711</p>
18	2-3 km	S	<p>Site Name: Cross Edge, Oswaldtwistle, Hyndburn, Accrington, Lancashire, BB5 3SD</p> <p>Planning Application Reference: 11/13/0331</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-08-23</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 1 endurance e-3120 36.6m nacelle height 9.6m blade radius (50 kw) wind turbine.</p> <p>Approximate Grid Reference: 375281, 425988</p>
21	2-3 km	S	<p>Site Name: Meadow Top Farm Green Haworth, Accrington, Lancashire, BB5 3SL</p> <p>Planning Application Reference: 11/12/0185</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-05-18</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a 1 small gaia wind turbine, mounted on an 18m lattice mast with a maximum tip height of 24.5m.</p> <p>Approximate Grid Reference: 376568, 425908</p>
22	2-3 km	SE	<p>Site Name: A56 Off Kings Highway, 1 Lynwood Road, Accrington, BB5 6LR</p> <p>Planning Application Reference: 11/15/0260</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2015-06-15</p> <p>Planning Stage: Detail Plans Granted</p> <p>Project Details: Scheme comprises full: construction of 1 wind turbine 68 m to blade tip, 41 m to hub and associated infrastructure including turbine foundations crane hardstanding area access track (new and upgraded) electrical control buildings and underground cabling.</p> <p>Approximate Grid Reference: 378502, 427319</p>
23	2-3 km	S	<p>Site Name: Land At Matt Bridge Farm Broadfield, Oswaldtwistle, Accrington, Lancashire, BB5 3SE</p> <p>Planning Application Reference: 11/12/0508</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-12-14</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises Full: Installation of 34.2m high (to blade tip) wind turbine.</p> <p>Approximate Grid Reference: 375460, 425808</p>

ID	Distance	Direction	Details	
27	3-4 km	SW	<p>Site Name: New Lane, The Bridle Way Off, Oswaldtwis, Hyndburn, Accrington, Lancashire, BB5 3</p> <p>Planning Application Reference: 11/06/0183</p> <p>Type of Project: Stable Block &amp; Wind Turbine</p>	<p>Application Date: 2006-03-30</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of stable block, access gate and installation of 15 m high electric generating wind turbine.</p> <p>Approximate Grid Reference: 373389, 426908</p>
28	3-4 km	S	<p>Site Name: Broadfield, Oswaldtwistle, Hyndburn, Accrington, Lancashire, BB5 3SE</p> <p>Planning Application Reference: 11/14/0265</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-07-24</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 1 wind turbine 50kw 24.8m to hub 34.4 to blade tip.</p> <p>Approximate Grid Reference: 375671, 425619</p>
29	3-4 km	SE	<p>Site Name: Browfield Farm Back Lane, Accrington, Lancashire, BB5 2RE</p> <p>Planning Application Reference: 11/12/0462</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-11-09</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises full planning permission for the construction of lattice tower 15m (hub height) wind turbine (Resubmission of 11/12/0373).</p> <p>Approximate Grid Reference: 377667, 426116</p>
30	3-4 km	SE	<p>Site Name: Browfield Farm Back Lane, Accrington, Lancashire, BB5 2RE</p> <p>Planning Application Reference: 11/12/0373</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-09-14</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises full construction of lattice tower 15 m (hub height) wind turbine.</p> <p>Approximate Grid Reference: 377667, 426116</p>
32	3-4 km	E	<p>Site Name: Rossendale, Accrington, Lancashire, BB5</p> <p>Planning Application Reference: 2015/0244</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2015-06-17</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 1 No. Wind Turbine with a maximum height of 68 metres to tip, and associated infrastructure, including turbine foundations, crane hardstanding area, access tracks (new</p> <p>Approximate Grid Reference: 379192, 427864</p>

ID	Distance	Direction	Details	
34	3-4 km	SE	<p>Site Name: Kings Highway, Rossendale, Accrington, Lancashire, BB5 2DL</p> <p>Planning Application Reference: 2013/0229</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-07-30</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of a 11kw gaia wind turbine on a 18m lattice tower.</p> <p>Approximate Grid Reference: 378700, 426689</p>
35	3-4 km	S	<p>Site Name: Haslingden Old Road, Oswaldtwistle, Hyndburn, Accrington, Lancashire, BB5 3SN</p> <p>Planning Application Reference: 11/14/0251</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-07-17</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 1 wind turbine, 500kw 40m to hub 67m to blade tip.</p> <p>Approximate Grid Reference: 375584, 425199</p>
36	3-4 km	SE	<p>Site Name: Hen Heads Farm Kings Highway, Sunnyside, Accrington, Lancashire, BB5 2DL</p> <p>Planning Application Reference: 2009/0060</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2009-02-23</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of a wind turbine for the generation of electricity.</p> <p>Approximate Grid Reference: 378958, 426809</p>
37	3-4 km	SE	<p>Site Name: Hen Heads Farm Kings Highway, Sunnyside, Accrington, Lancashire, BB5 2DL</p> <p>Planning Application Reference: 2009/0175</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2009-04-24</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a wind turbine for generation of electricity.</p> <p>Approximate Grid Reference: 378958, 426809</p>
38	3-4 km	SE	<p>Site Name: Kings Highway, Rossendale, Accrington, Lancashire, BB5 2DL</p> <p>Planning Application Reference: 2014/0082</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-03-21</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 1 wind turbine to a total height of 48m.</p> <p>Approximate Grid Reference: 378958, 426809</p>
39	3-4 km	SW	<p>Site Name: Duckworth Hill Lane, Oswaldtwistle, Burnley, Accrington, Lancashire, BB5 3RN</p> <p>Planning Application Reference: NOT/2014/0502</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-11-18</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises Installation of 1 50 KW wind turbine 24.8 m to hub, 36.6 m to blade tip (Resubmission of 11/14/0331).</p> <p>Approximate Grid Reference: 373171, 426408</p>



ID	Distance	Direction	Details	
40	3-4 km	S	<p>Site Name: Roundhill Road, Hyndburn, Accrington, Lancashire, BB5 3SW</p> <p>Planning Application Reference: 11/14/0104</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-03-11</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises full: construction of wind turbine 36.6 m to nacelle 46.3 m to blade tip.</p> <p>Approximate Grid Reference: 377169, 425327</p>
41	3-4 km	SW	<p>Site Name: Duckworth Hill Lane, Oswaldtwistle, Burnley, Accrington, Lancashire, BB5 3RN</p> <p>Planning Application Reference: NOT/2014/0387</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-09-10</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of 1 wind turbine 36.6m to hub, 49m to blade tip.</p> <p>Approximate Grid Reference: 372928, 426582</p>
42	3-4 km	S	<p>Site Name: Roundhill Road, Rossendale, Accrington, Lancashire, BB5 3SW</p> <p>Planning Application Reference: 2014/0148</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-05-28</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 1 Wind Turbine to a height of 46.3m to Blade Tip</p> <p>Approximate Grid Reference: 377246, 425076</p>
43	4-5 km	SE	<p>Site Name: Top of Croft Farm Stone Fold Village, Accrington, Lancashire, BB5 2DP</p> <p>Planning Application Reference: 2012/0468</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-10-17</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 1 "vestas V27" 31.5m (46m to blade tip) wind turbine (resubmission of application 2012/0163).</p> <p>Approximate Grid Reference: 378895, 425945</p>
44	4-5 km	SE	<p>Site Name: Top of Croft Farm Stone Fold Village, Accrington, Lancashire, BB5 2DP</p> <p>Planning Application Reference: 2012/0163</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-04-02</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises construction of 1 wind turbine - 46m to blade tip.</p> <p>Approximate Grid Reference: 378895, 425945</p>



ID	Distance	Direction	Details	
45	4-5 km	SE	<p>Site Name: Stone Fold Village, Burnley, Burnley, Lancashire, BB5 2DP</p> <p>Planning Application Reference: NOT/2012/0446</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-10-19</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises construction of 1 "vestas V27" 31.5m (46m to blade tip) wind turbine (resubmission of application NOT/2012/0167).</p> <p>Approximate Grid Reference: 378895, 425945</p>
46	4-5 km	SE	<p>Site Name: Stone Fold Village, Burnley, Burnley, Lancashire, BB5 2DP</p> <p>Planning Application Reference: NOT/2012/0167</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-03-19</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises the construction of one "vestas v27" 31.5m (46m to blade tip) wind turbine.</p> <p>Approximate Grid Reference: 378895, 425945</p>
48	4-5 km	SW	<p>Site Name: Brewer Lot Farm Haslingden Old Road, Oswaldtwistle, Accrington, Lancashire, BB5 3RP</p> <p>Planning Application Reference: 11/12/0433</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-10-26</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises construction of 1 wind turbine.</p> <p>Approximate Grid Reference: 373973, 425087</p>
52	4-5 km	SW	<p>Site Name: Moss Hall Farm Haslingden Old Road, Oswaldtwistle, Accrington, Lancashire, BB5 3RJ</p> <p>Planning Application Reference: 11/12/0512</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-12-18</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises Full: construction of 36.4m high (hub) wind turbine (tip height 46.0m).</p> <p>Approximate Grid Reference: 372703, 425880</p>
54	4-5 km	SW	<p>Site Name: Duckworth Hall Farm, Duckworth Hall, Oswaldtwistle, Accrington, BB5 3RQ</p> <p>Planning Application Reference: 11/14/0436</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-11-17</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises Full: Installation of 1 No 50 KW wind turbine 24.8 m to hub, 36.6 m to blade tip (Resubmission of 11/14/0331).</p> <p>Approximate Grid Reference: 372145, 426531</p>



ID	Distance	Direction	Details	
55	4-5 km	SW	<p>Site Name: Duckworth Hall, Oswaldtwistle, Hyndburn, Accrington, Lancashire, BB5 3RQ</p> <p>Planning Application Reference: 11/14/0331</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-09-10</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of 1 windturbine 36.6 m to hub, 49 m to blade tip 50kw design output.</p> <p>Approximate Grid Reference: 372145, 426531</p>
56	4-5 km	SW	<p>Site Name: Haslingden Old Road, Oswaldtwistle, Burnley, Accrington, Lancashire, BB5 3RG</p> <p>Planning Application Reference: NOT/2014/0298</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-07-18</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises Installation of 1 wind turbine, 500kw 40m to hub 67m to blade tip.</p> <p>Approximate Grid Reference: 372058, 426678</p>
58	4-5 km	SW	<p>Site Name: Haslingden Old Road, Oswaldtwistle, Burnley, Burnley, Lancashire</p> <p>Planning Application Reference: NOT/2014/0208</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-05-28</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises construction of a 50kW wind turbine measuring 25m to nacelle and 35m to blade tip including laying of cable.</p> <p>Approximate Grid Reference: 373375, 425167</p>
62	4-5 km	SW	<p>Site Name: Red Shell Lane, Oswaldtwistle, Burnley, Accrington, Lancashire, BB5 3RW</p> <p>Planning Application Reference: NOT/2014/0299</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-07-18</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 1 wind turbine, 500kw 40m to hub 67m to blade tip.</p> <p>Approximate Grid Reference: 372754, 425496</p>
61	4-5 km	SW	<p>Site Name: Red Shell Lane, Oswaldtwistle, Hyndburn, Accrington, Lancashire, BB5 3RW</p> <p>Planning Application Reference: 11/14/0264</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-07-24</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of 1 wind turbine 225kw 30m to hub 47m to blade tip.</p> <p>Approximate Grid Reference: 372754, 425496</p>



ID	Distance	Direction	Details	
66	4-5 km	SW	<p>Site Name: Haslingden Old Road, Oswaldtwistle, Hyndburn, Accrington, Lancashire, BB5 3</p> <p>Planning Application Reference: 11/14/0191</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-05-21</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises full: construction of a 50 kw wind turbine measuring 25 m to nacelle and 35 m to blade tip including laying of cable.</p> <p>Approximate Grid Reference: 373468, 424821</p>
70	4-5 km	E	<p>Site Name: Great Clough Farm, Loveclough, Rossendale, BB4 8UQ</p> <p>Planning Application Reference: 2015/0067</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2015-06-04</p> <p>Planning Stage: Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of one wind turbine to a maximum height of 25m.</p> <p>Approximate Grid Reference: 380633, 427767</p>
71	4-5 km	SW	<p>Site Name: Haslingden Old Road, Oswaldtwistle, Hyndburn, Accrington, Lancashire, BB5 3SN</p> <p>Planning Application Reference: 11/14/0252</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2014-07-18</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of 1 wind turbine, 500kw 40m to hub, 67m to blade tip.</p> <p>Approximate Grid Reference: 373285, 424706</p>
72	4-5 km	S	<p>Site Name: Moor Lane, Haslingden, Rossendale, Rossendale, Lancashire, BB4 5TX</p> <p>Planning Application Reference: 2014/0566</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2015-01-07</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises installation of a wind turbine with a maximum tip height of 36.6m.</p> <p>Approximate Grid Reference: 377542, 424192</p>
73	4-5 km	SW	<p>Site Name: Land at Sough Lane Sough Lane, Guide, Blackburn, Lancashire, BB1 2LR</p> <p>Planning Application Reference: 11/12/0465</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-11-09</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises full planning permission for the installation of one 10 KW wind turbine on a 15 m monopole mast, including laying of cable and meter point cabinet.</p> <p>Approximate Grid Reference: 371862, 426062</p>



ID	Distance	Direction	Details	
74	4-5 km	E	Site Name: Height Farm, Loveclough, Rossendale, Lancashire, BB4 8UQ Planning Application Reference: 2011/0296 Type of Project: Wind Turbine	Application Date: 2011-06-23 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a micro wind turbine to a total height of 15 metres. Approximate Grid Reference: 380809, 428002
75	4-5 km	NW	Site Name: Belmont Farm, Clinkham Road, Great Harwood, Blackburn, BB6 7UY Planning Application Reference: 11/15/0139 Type of Project: Wind Turbine	Application Date: 2015-04-14 Planning Stage: Detail Plans Refused Project Details: Scheme comprises full: construction of 1 no endurance e-4660 wind turbine 24.8 m hub height, 36.6 m to blade tip Approximate Grid Reference: 372326, 432187
76	4-5 km	NW	Site Name: Clinkham Road, Burnley, Burnley, Lancashire Planning Application Reference: NOT/2015/0155 Type of Project: Wind Turbine	Application Date: 2015-03-21 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of 1 endurance E-4660 wind turbine 24.8m hub height, 36.6m to blade tip. Approximate Grid Reference: 372326, 432187
77	4-5 km	SW	Site Name: Haslingden Old Road, Oswaldtwistle, Hyndburn, Accrington, Lancashire, BB5 3RP Planning Application Reference: 11/14/0253 Type of Project: Wind Turbine	Application Date: 2014-07-18 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 1 wind turbine, 500kw, 40m to hub, 67m to blade tip. Approximate Grid Reference: 373300, 424542

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	
51	4-5 km	N	Altham Business Park - Solar Panels, Altham Business Park, Sykeside Drive, Accrington, BB5 5YE	Contractor: The Senator Group Altham LPA Name: Hyndburn Council Capacity (MW): 1.18	Application Date: 29/09/2021 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

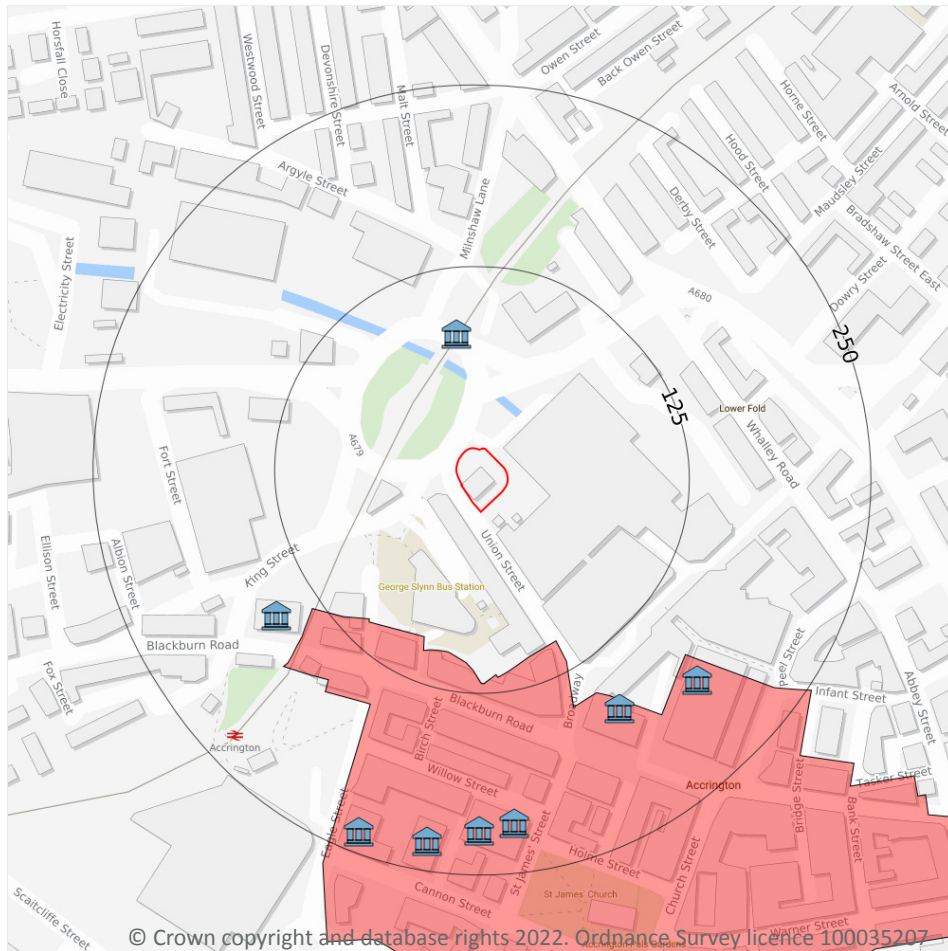
There is a planning permission application relating to a solar farm or smaller installation near to the property.

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
24	3-4 km	N	Land At Martholme Water Treatment Works, Off Burnley Road, Clayton-Le-Moors, Accrington, BB5 5UG	Applicant name: - Application Status: No Details Application Date: 24/02/2017 Application Number: 11/17/0063
25	3-4 km	N	Martholme Water Treatment Works, Burnley Road, Altham, Accrington, BB5 5UB	Applicant name: United Utilities Application Status: Major Full Application Date: 06/08/2021 Application Number: 11/21/0476
26	3-4 km	N	Land At Martholme Treatment Works, Off Burnley Road, Clayton Le Moors, BB5 5UB	Applicant name: United Utilities Application Status: Screening Opinion Application Date: 05/05/2016 Application Number: 11/16/0168
53	4-5 km	N	Land at Hyndburn Wastewater treatment works off Mill Lane, Great Harwood	Applicant name: - Application Status: Screening Opinion Application Date: 05/06/2015 Application Number: 11/15/0207

















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

## Planning constraints



Site Outline

Search buffers in metres (m)

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

## Conservation Areas

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

Distance	Direction	Name	District
94 m	SW	Accrington Town Centre	Hyndburn

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

## Listed Buildings

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

Distance	Direction	Name	Grade	Listed building reference number	Listed date
80 m	N	Railway Viaduct, Central, Hyndburn, Lancashire, BB5	II	1362012	09/03/1984
156 m	SW	100 and 102, Blackburn Road, Central, Hyndburn, Lancashire, BB5	II	1072744	09/03/1984
166 m	SE	Town Hall, Barnfield, Hyndburn, Lancashire, BB5	II*	1362011	09/03/1984
187 m	SE	Market Hall, Barnfield, Hyndburn, Lancashire, BB5	II	1072743	09/03/1984
216 m	S	Mechanics institution, Barnfield, Hyndburn, Lancashire, BB5	II	1362039	09/03/1984
219 m	S	Carnegie Public Library, Barnfield, Hyndburn, Lancashire, BB5	II	1280524	09/03/1984
229 m	S	Baptist Church, Barnfield, Hyndburn, Lancashire, BB5	II	1072748	09/03/1984
236 m	S	20, Cannon Street and Old Peoples Day Centre, Eagle Street, Barnfield, Hyndburn, Lancashire, BB5	II	1072749	09/03/1984

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





## ClimateIndex™ physical risks - Breakdown



Greenhouse gas emissions are changing the climate at a rapid pace which may have a significant medium to long term impact on this property. ClimateIndex provides ratings that indicate the potential physical impact of these changes. You can see how these relate to the individual calculated risks in the breakdown below.

It would be prudent to consider the implications of these predicted changes when purchasing a property and we recommend that the purchaser is informed of the analysis that ClimateIndex has provided.

In cases where the risk increases over time, this could have a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect its future resale value. Lenders and insurers may be able to advise on whether climate risk is likely to be a factor for remortgaging or insuring this property.

Overall rating	1 year	5 years	30 years
	<b>F</b>	<b>F</b>	<b>F</b>
Surface water flooding	No change	No change	No change
River flooding	No change	No change	No change
Coastal flooding	No change	No change	No change
Ground instability	No change	No change	No change
Coastal erosion - defended	No change	No change	No change
Coastal erosion - undefended	No change	No change	No change
Coastal erosion - complex cliffs	No change	No change	No change

**A** No risk predicted

**B** Minor risk

**C** Minor to moderate risk

**D** Moderate risk

**E** Significant risk

**F** Severe or existential risk predicted

## Climate change / Flood risk (1, 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	2023	No change	No change	No change	No change
RCP 2.6 0.9-2.3°C	2027	No change	No change	No change	No change
RCP 2.6 0.9-2.3°C	2055	No change	No change	No change	No change
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2023	No change	No change	No change	No change
RCP 4.5 1.7-3.2°C	2027	No change	No change	No change	No change
RCP 4.5 1.7-3.2°C	2055	No change	No change	No change	No change
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2023	No change	No change	No change	No change
RCP 8.5 3.2-5.4°C	2027	No change	No change	No change	No change
RCP 8.5 3.2-5.4°C	2055	No change	No change	No change	No change

This data is sourced from Ambiantal Risk Analytics.

## Climate change / Natural ground instability (1, 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	2023s	No change	No change	No change
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.

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

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Identified

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

Wind and solar	
<b>Existing and agreed solar installations</b>	<b>Identified</b>
<b>Proposed solar installations</b>	<b>Identified</b>
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
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
<b>Conservation Areas</b>	<b>Identified</b>
<b>Listed Buildings</b>	<b>Identified</b>
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

## Coastal Erosion

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

Flood risk (1, 5 and 30 Years)	Identified
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Natural ground instability (1, 5 and 30 Years)	Identified
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## Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

### 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

Ambiantal 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

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

## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and 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.

## Subsidence data limitations

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



## 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 near -present day (c.1 year), 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	1 year	Short term (c.5 year)	Medium term (c.30 year)
A	No or very minor risk e.g. minor increase in subsidence potential	86.52%	75.80%	75.01%
B	Minor risks e.g. low level surface water flooding	6.44%	14.83%	15.15%
C	Moderate risks e.g. river flood event above property threshold	4.59%	4.16%	4.03%
D	Moderate-high risks e.g. above threshold flood events and significant increase in subsidence potential	0.78%	2.29%	2.65%
E	High risks e.g. multiple flood risks above property threshold	0.90%	1.50%	1.61%
F	Significant or existential risks to property e.g. coastal erosion risk	0.77%	1.42%	1.56%

Percentage of properties falling into each band

## Conveyancing Information Executive and our terms & conditions

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@groundsure.com](mailto: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, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

[info@groundsure.com](mailto: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](mailto: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: <https://www.groundsure.com/terms-and-conditions-jan-2020/>

## 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 <https://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 Screening report. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.